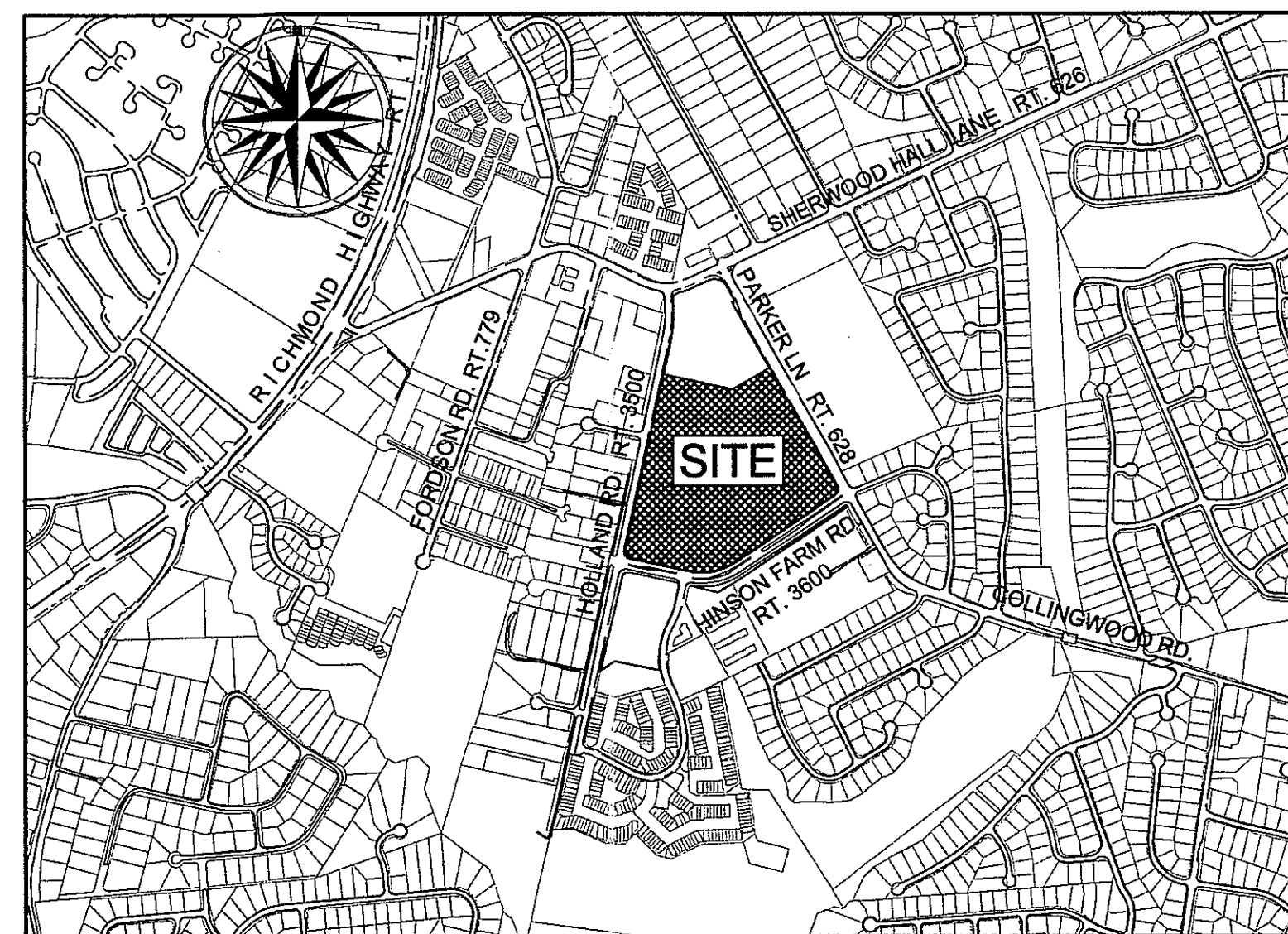


INOVA / MOUNT VERNON HOSPITAL

Mount Vernon District Fairfax County, Virginia

SPECIAL EXCEPTION AMENDMENT

SEA 82-V-012-6

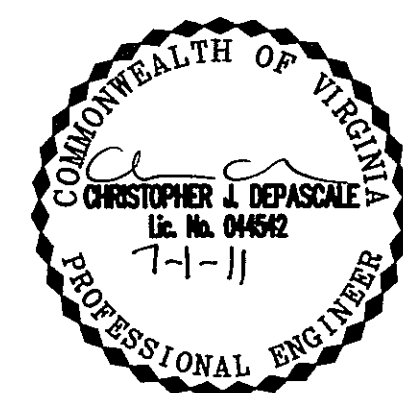


VICINITY MAP
SCALE: 1" = 1000'

Applicant:

Inova Health Care Services
8110 Gatehouse Road
Suite 200, East Tower
Falls Church, VA 22042

Application No. SEA 82-V-012-06 Staff EG
APPROVED SE SP PLAN
SEE DEV CONDS DATED 7/26/11
Date of (BOS) (BZA) approval 7/26/11
Sheet 1 of 13



RECEIVED
Department of Planning & Zoning
JUL 05 2011
Zoning Evaluation Division

Revised 7/1/11
Revised 5/25/11
Revised 5/2/11
Revised 2/21/11
January 18, 2011

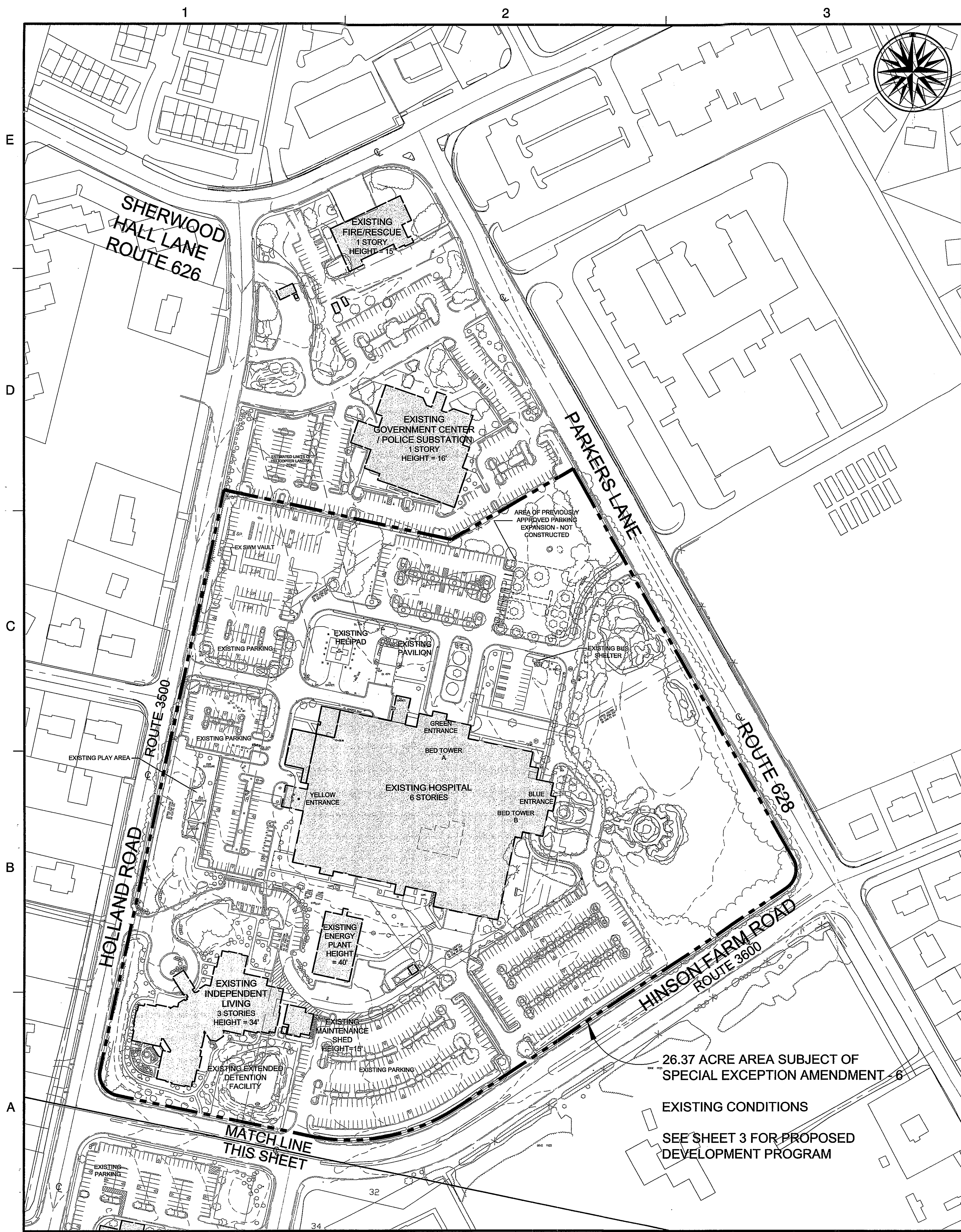
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1. COVER SHEET
2. EXISTING CONDITIONS
3. SPECIAL EXCEPTION AMENDMENT PLAT
4. LANDSCAPE PLAN AND TABULATIONS
5. NOTES AND TABULATION
6. EXISTING VEGETATION MAP
7. STORMWATER MANAGEMENT
8. BEST MANAGEMENT PRACTICES
9. OUTFALL ANALYSIS
10. STORMWATER MANAGEMENT DETAILS, BMP COMPUTATIONS AND NARRATIVES -
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12. PEDESTRIAN CIRCULATION
13. PHASING

INOVA/MOUNT VERNON HOSPITAL
Special Exception Amendment
SEA 82-V-012-6

SUBMISSION DATE

M-10779



LEGEND

- PROPOSED DECIDUOUS ORNAMENTAL
- EXISTING VEGETATION



Application No. SEA 82-V-012-06 Staff EG
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SEE DEV CONDS DATED 7/26/11
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Sheet 2 of 13

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SPECIAL EXCEPTION
AMENDMENT PLAT
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

KEY PLAN

SCALE

No.	DATE	BY	Description
4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	

REVISIONS

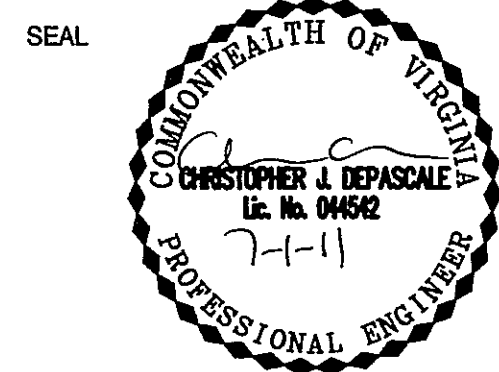
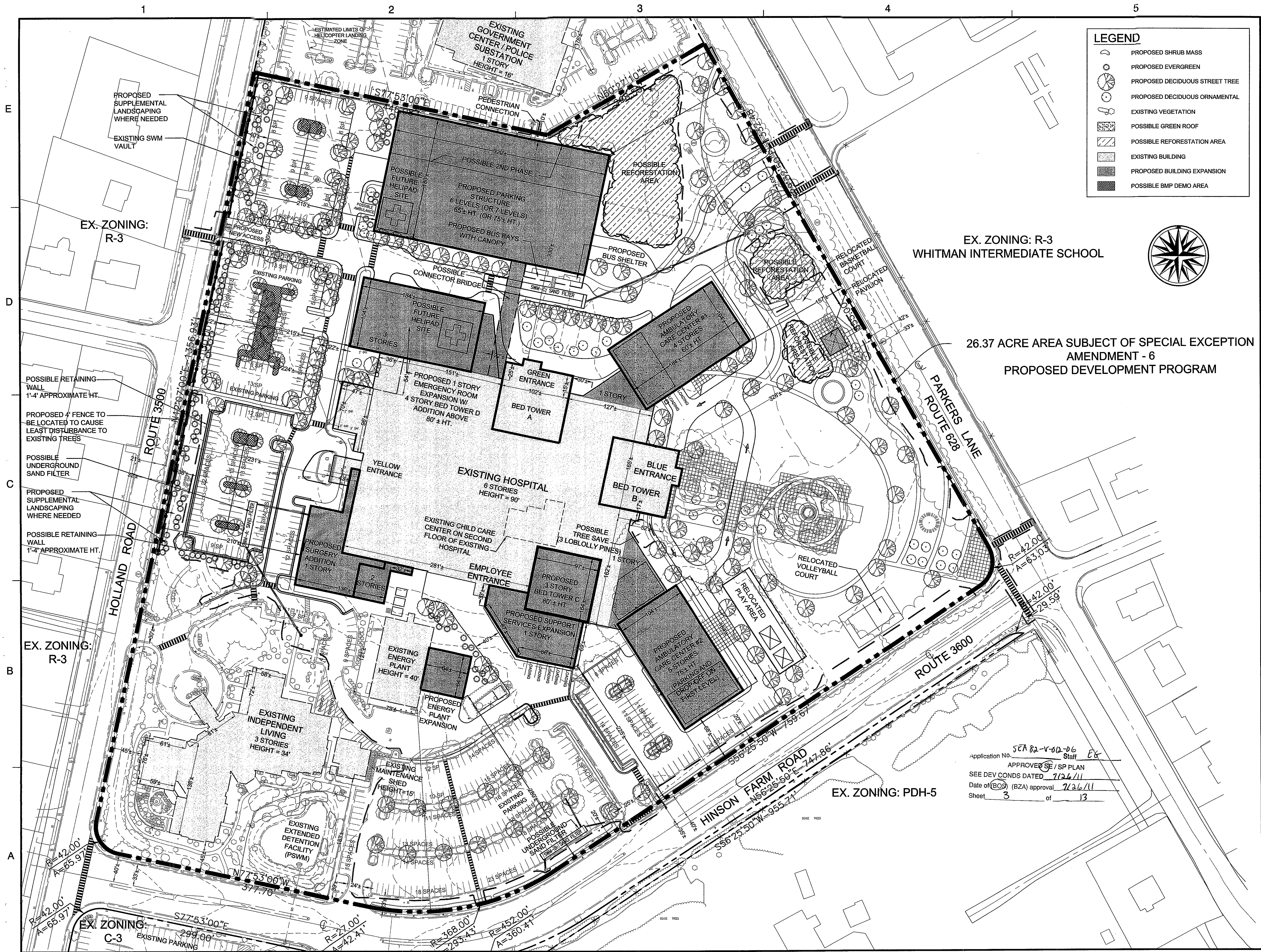
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APPROVED BY	PGY
CHECKED BY	PGY
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SEA 82-V-012-6
EXISTING
CONDITIONS

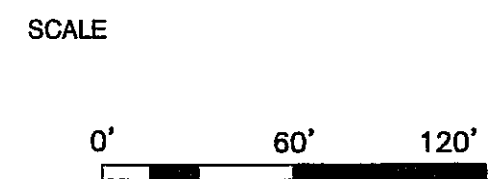
PROJECT NO. M-10779

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SHEET NO. 2 OF 13
M-10779



KEY PLAN

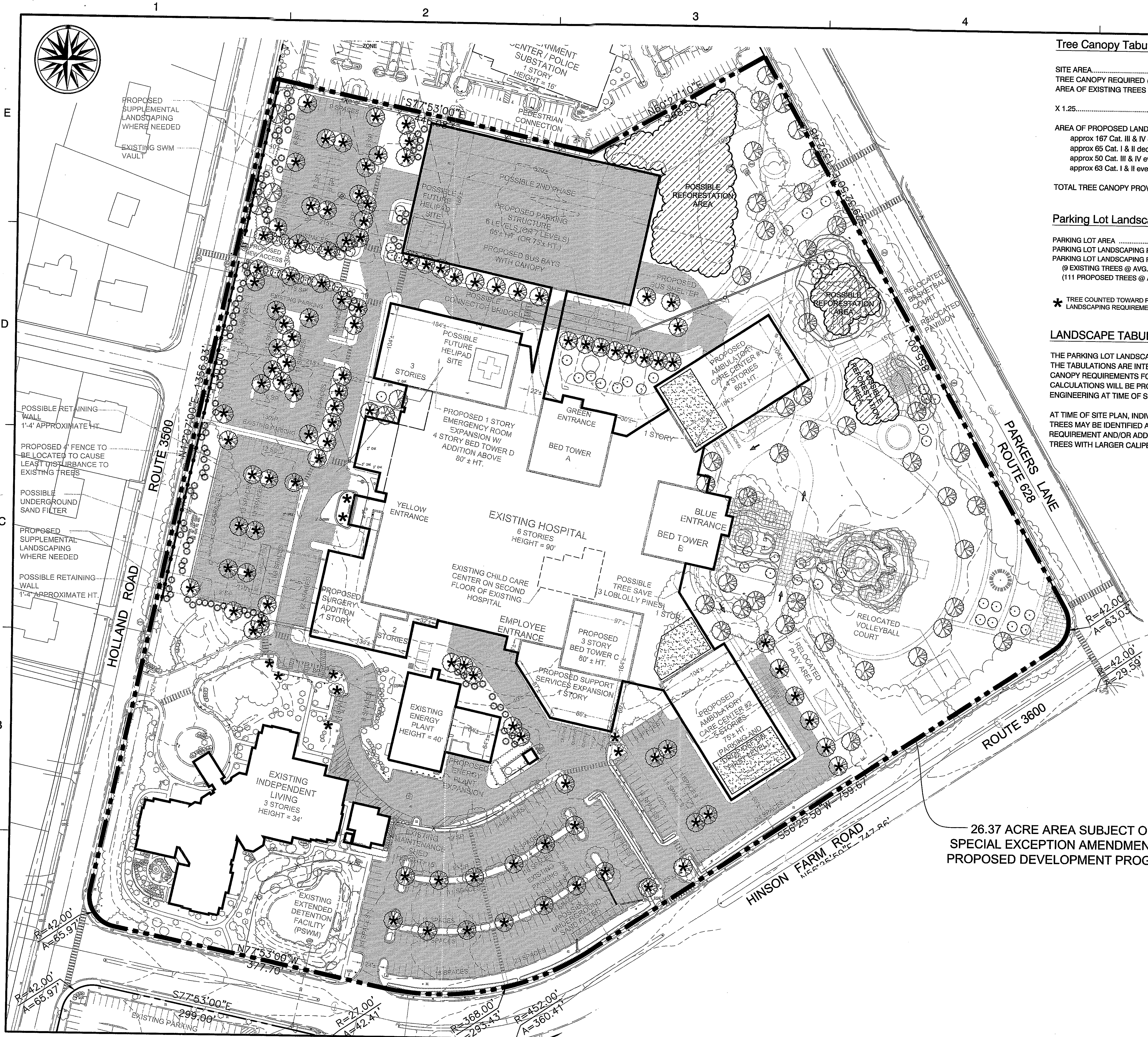


No.	DATE	BY	Description
4	7/1/11	ARC	
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DATE	January 18, 2011

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INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6
SPECIAL EXCEPTION
AMENDMENT PLAT

PROJECT NO. M-10779



Tree Canopy Tabulation

SITE AREA	1,148,677 SF±
TREE CANOPY REQUIRED (10%)	114,868 SF±
AREA OF EXISTING TREES TO REMAIN	134,935 SF±
X 1.25	168,669 SF±
AREA OF PROPOSED LANDSCAPING	43,480 SF±
approx 167 Cat. III & IV dec trees x 175 SF (avg)	29,225 SF
approx 65 Cat. I & II dec. trees x 65 SF (avg)	4,225 SF
approx 50 Cat. III & IV evergreen trees x 125 SF (avg)	6,250 SF
approx 63 Cat. I & II evergreen trees x 60 SF (avg)	3,780 SF
TOTAL TREE CANOPY PROVIDED (18.5%)	212,149 SF±

Parking Lot Landscaping Tabulation

PARKING LOT AREA	313,780 SF±
PARKING LOT LANDSCAPING REQUIRED (5%)	15,939 SF±
PARKING LOT LANDSCAPING PROPOSED (7.1%)	22,125 SF±
(9 EXISTING TREES @ AVG. 300 SF EA)	
(111 PROPOSED TREES @ AVG. 175 SF EA)	

* TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT

LANDSCAPE TABULATIONS

THE PARKING LOT LANDSCAPING AND TREE CANOPY TABULATIONS ARE PRELIMINARY. THE TABULATIONS ARE INTENDED TO REFLECT THE MINIMUM LANDSCAPE AND CANOPY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM. FINAL CALCULATIONS WILL BE PROVIDED WITH THE BENEFIT OF SURVEYS AND FINAL ENGINEERING AT TIME OF SITE PLAN PREPARATION.

AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY AND/OR ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

LEGEND

	PROPOSED SHRUB MASS
	PROPOSED EVERGREEN
	PROPOSED DECIDUOUS STREET TREE
	PROPOSED DECIDUOUS ORNAMENTAL
	EXISTING VEGETATION
	POSSIBLE GREEN ROOF
	POSSIBLE REFORESTATION AREA
	AREA OF PARKING LOT

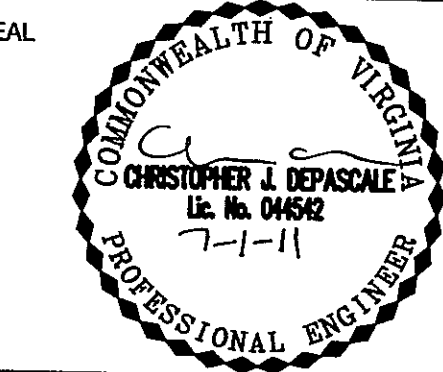
26.37 ACRE AREA SUBJECT OF
SPECIAL EXCEPTION AMENDMENT - 6
PROPOSED DEVELOPMENT PROGRAM

SEA 82-V-012-06 Staff EG
Application No. 69 / SP PLAN
SEE DEV CONDS DATED 7/26/11
Date of (ROS) (BZA) approval 7/26/11
Sheet 4 of 13



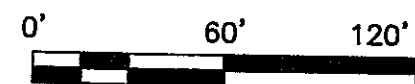
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MT. VERNON HOSPITAL
SPECIAL EXCEPTION
AMENDMENT PLAT
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

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MT. VERNON HOSPITAL
SEA 82-V-012-6

LANDSCAPE PLAN
AND TABULATIONS

PROJECT NO. M-10779

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 102-1 (11) 4 (PART). THE PROPERTY IS ZONED C-3 OFFICE DISTRICT.
2. PARCEL 4 IS OWNED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS. IT HAS A LAND AREA OF 38.24 ACRES, HOWEVER, ONLY 37.44 ACRES ARE ZONED C-3. PARCEL 4 CONTAINS THE FOLLOWING EXISTING USES: A FIRE AND RESCUE FACILITY (PUBLIC USE), A POLICE STATION AND GOVERNMENT CENTER (PUBLIC USE), A HOSPITAL (MEDICAL CARE FACILITY), AN INDEPENDENT LIVING FACILITY AND A COMMUNITY MENTAL HEALTH CENTER (PUBLIC USE).
- THIS SPECIAL EXCEPTION AMENDMENT PLAT ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO AMEND SPECIAL EXCEPTION AMENDMENT SEA 82-V-012-5, WHICH RELATES TO THE 26.37 ACRE PORTION OF PARCEL 4 THAT IS LEASED/USED BY INOVA HEALTH CARE SERVICES. THE INOVA MOUNT VERNON HOSPITAL AND THE NURSISE ASSISTED LIVING FACILITY ARE LOCATED ON THIS PORTION OF THE PARCEL. THIS PORTION OF THE PARCEL WILL BE REFERENCED HEREIN AS THE SUBJECT PROPERTY AND ALSO AS THE HOSPITAL CAMPUS.
3. THE SPECIAL EXCEPTION AMENDMENT APPLICATION HAS BEEN SUBMITTED TO GAIN APPROVAL OF A LONG RANGE MASTER PLAN FOR THE HOSPITAL CAMPUS THAT WILL BE DEVELOPED IN PHASES. THE MASTER PLAN INCLUDES THE FOLLOWING PROPOSED IMPROVEMENTS:
- A. AN OPERATING ROOM/SURGERY/ADMINISTRATIVE ADDITION TO THE HOSPITAL OF APPROXIMATELY 16,000 SQUARE FEET OF GROSS FLOOR AREA.
- B. A THREE STORY BED TOWER C ADDITION OF APPROXIMATELY 53,000 SQUARE FEET OF GROSS FLOOR AREA OVER A 2 STORY PORTION OF THE EXISTING HOSPITAL.
- C. A ONE STORY EMERGENCY DEPARTMENT ADDITION TO THE HOSPITAL OF APPROXIMATELY 14,000 SQUARE FEET OF GROSS FLOOR AREA.
- D. A FOUR STORY BED TOWER D ADDITION TO THE HOSPITAL OF APPROXIMATELY 75,000 SQUARE FEET OF GROSS FLOOR AREA OVER THE EMERGENCY DEPARTMENT ADDITION.
- E. AN ENERGY PLANT EXPANSION OF APPROXIMATELY 6,000 SQUARE FEET OF GROSS FLOOR AREA.
- F. A ONE STORY SUPPORT SERVICES BUILDING EXPANSION OF APPROXIMATELY 8,000 SQUARE FEET OF GROSS FLOOR AREA.
- G. A FOUR STORY AMBULATORY CARE CENTER (ACC #1) CONTAINING APPROXIMATELY 75,000 SQUARE FEET OF GROSS FLOOR AREA.
- H. A FIVE STORY AMBULATORY CARE CENTER (ACC #2) CONTAINING APPROXIMATELY 75,000 SQUARE FEET OF GROSS FLOOR AREA.
- USES WITHIN ACC #1 AND ACC #2 MAY INCLUDE THE FOLLOWING PERMITTED USES:
- MEDICAL OFFICE
 - OFFICE (INCLUDING A CANCER CENTER AND PHYSICAL THERAPY/REHABILITATION ESTABLISHMENT)
 - CHILD CARE CENTER (ALTERNATE LOCATION)
 - EATING ESTABLISHMENT
- AND THE FOLLOWING ACCESSORY SERVICE USES:
- MEDICAL LABORATORY
 - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENT
 - PHARMACY
 - FAST FOOD RESTAURANT
 - QUICK SERVICE FOOD STORE
 - RETAIL SALES ESTABLISHMENT FOR THE SELLING OF PHARMACEUTICAL SUPPLIES AND/OR CONVENIENCE MERCHANDISE
- I. A 6 LEVEL ABOVE-GRADE PARKING STRUCTURE CONTAINING APPROXIMATELY 1,100 PARKING SPACES. IF THE HELIPAD IS RELOCATED TO THE UPPER LEVEL OF THE PARKING STRUCTURE, AN ADDITIONAL LEVEL, FOR A TOTAL OF 7 LEVELS, WILL BE REQUIRED.
- J. THE RECOGNITION OF THE LONGSTANDING CHILD CARE CENTER USE THAT IS LOCATED IN THE EXISTING HOSPITAL BUILDING, THE RELOCATION OF THE EXISTING CHILD CARE CENTER OUTDOOR PLAY AREA AND THE EXPANSION OF AN EXISTING SURFACE PARKING LOT.
- K. THE ENHANCEMENT OF THE OPEN SPACE AREAS AND PEDESTRIAN CIRCULATION SYSTEM ON THE HOSPITAL CAMPUS. THOSE COMPONENTS OF THE PEDESTRIAN SYSTEM THAT MUST BE DESIGNED TO SATISFY ADA STANDARDS WILL BE CONSTRUCTED AT A WIDTH AND OF MATERIALS THAT COMPLY WITH THE APPLICABLE ADA REGULATIONS.
- L. ENHANCEMENTS TO THE ONSITE VEHICULAR CIRCULATION SYSTEM TO INCLUDE A RELOCATION OF ONE OF THE POINTS OF ACCESS OFF OF HOLLAND ROAD.
- M. THE RELOCATION OF THE EXISTING HELIPAD SITE TO ONE OF TWO POSSIBLE ULTIMATE LOCATIONS: 1. THE ROOF OF THE PROPOSED BED TOWER D OR 2. THE UPPER LEVEL OF THE PROPOSED PARKING GARAGE. DURING THE PHASED CONSTRUCTION OF THE DEVELOPMENT PROGRAM ON THE CAMPUS, THE HELIPAD WILL BE TEMPORARILY RELOCATED AT GRADE TO THE WEST OF THE EXISTING HELIPAD SITE.
- THE TOTAL GROSS FLOOR AREA FOR ALL OF THE PROPOSED BUILDINGS/ADDITIONS WILL BE 322,000 SQUARE FEET.
4. THE EXISTING INOVA MOUNT VERNON HOSPITAL IS APPROVED FOR 237 BEDS. WITH THE PROPOSED EXPANSION, AN ADDITIONAL 48 BEDS CAN BE ACCOMMODATED. HOWEVER, NO ADDITIONAL BED COUNT OR IMPROVEMENT/EXPANSION OF THE EXISTING HOSPITAL WILL BE IMPLEMENTED WITHOUT THE ISSUANCE OF SUCH STATE MEDICAL FACILITIES CERTIFICATE OF PUBLIC NEED AS MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 3 OF SECT. 9-303 OF THE ZONING ORDINANCE.
- THE INDEPENDENT LIVING FACILITY LOCATED ON THE HOSPITAL CAMPUS IS CURRENTLY APPROVED FOR A MAXIMUM 112 RESIDENTS. THE INDEPENDENT LIVING FACILITY CONTAINS 72,035 SQUARE FEET OF GROSS FLOOR AREA. NEITHER ADDITIONAL RESIDENTS NOR ADDITIONAL GROSS FLOOR AREA IS PROPOSED WITH THIS APPLICATION.
- THERE IS AN ACCESSORY CHILD CARE CENTER LOCATED IN THE HOSPITAL BUILDING. OTHER THAN THE RELOCATION OF THE ACCESSORY OUTDOOR PLAY AREA, AND CONFIRMATION THAT THE MAXIMUM DAILY ENROLLMENT IS 100 CHILDREN, NO CHANGE IS PROPOSED TO THE CHILD CARE CENTER WITH THIS APPLICATION.
5. THE BOUNDARY INFORMATION ON THE GRAPHIC IS FROM EXISTING RECORDS.
6. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET ESTABLISHED FROM AN AERIAL/FIELD CERTIFIED SURVEY.
7. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE C-3 DISTRICT ARE AS FOLLOWS:
- FRONT YARD: CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
- SIDE YARD: NO REQUIREMENT
- REAR YARD: CONTROLLED BY A 20° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
- IN ADDITION TO THESE MINIMUM YARDS, PAR. 5 OF SECT. 9-308 OF THE ZONING ORDINANCE SPECIFIES THAT NO BUILDING SHALL BE LOCATED CLOSER THAN 45 FEET TO ANY STREET LINE OR CLOSER THAN 100 FEET TO ANY LOT LINE WHICH ABUTS PROPERTY ZONED R-4 THROUGH R-4.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SUBJECT PROPERTY.
10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND THERE ARE NO EXISTING MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.
- IT IS NOTED THAT THERE IS AN EXISTING STORMWATER EASEMENT, APPROXIMATELY 70 FEET IN WIDTH LOCATED ON THE SUBJECT PROPERTY. THE EASEMENT TRAVERSES THE SITE FROM THE EAST TO THE OUTFALL ON THE SOUTH SIDE OF THE SITE AT HINSON FARM ROAD, THROUGH THE EXISTING HOSPITAL BUILDING. WHILE THERE DOES NOT APPEAR TO BE ANY PHYSICAL IMPROVEMENTS ASSOCIATED WITH THE EASEMENT, THERE IS NO RECORD THAT THE EASEMENT HAS EVER BEEN VACATED.
12. A STATEMENT CONFIRMING THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE DOCUMENT.
13. THE EXISTING BUILDING DIMENSIONS AND LOCATIONS, PARKING LOT LAYOUT AND INTERNAL CIRCULATION INFORMATION REPRESENTED ON THE GRAPHIC ARE BASED ON AN AERIAL/FIELD CERTIFIED SURVEY.
14. THE ORIGINAL HOSPITAL BUILDING WAS CONSTRUCTED IN 1973. SEVERAL ADDITIONS AND ACCESSORY BUILDINGS HAVE BEEN CONSTRUCTED OVER THE SUBSEQUENT YEARS. THE ASSISTED LIVING FACILITY WAS CONSTRUCTED IN 2000. ALL OF THE EXISTING BUILDINGS ON THE CAMPUS WILL BE RETAINED.
15. THERE ARE NO MAJOR TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.
16. THE EXISTING AND PROPOSED HOSPITAL AND RELATED USES ON SITE DO UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672.10.10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL OF THE SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE HOSPITAL AND RELATED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
17. LANDSCAPING AND SCREENING HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE REPRESENTATIONS ON SHEETS 3 AND 10, AND IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS.
- THERE IS A TRANSITIONAL SCREENING YARD (TSY) 2 REQUIRED ALONG THE SOUTHEASTERS AND WESTERN BOUNDARIES OF THE CAMPUS WHERE THE ADJOINING PROPERTIES ARE DEVELOPED OR PLANNED FOR SINGLE FAMILY DETACHED DWELLINGS.
- IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 OF SECT. 13-305 OF THE ZONING ORDINANCE, A REQUEST

IS HEREBY MADE FOR A MODIFICATION OF THE TSY AND A WAIVER OF THE BARRIER ALONG THE SOUTHEASTERN BOUNDARY IN FAVOR OF THE LANDSCAPING THAT IS REPRESENTED ON SHEET 4.

IT IS NOTED THAT THERE IS A PROPOSED WESTWARD EXPANSION OF ONE OF THE PARKING LOTS ADJACENT TO HOLLAND ROAD. A 35 FOOT DISTANCE WILL BE MAINTAINED BETWEEN THIS EXPANDED PARKING LOT AND HOLLAND ROAD. THE OTHER TWO EXISTING PARKING LOTS ADJACENT TO HOLLAND ROAD AND THE OTHER EXISTING IMPROVEMENTS ON THE CAMPUS WILL MAINTAIN THEIR CURRENT DISTANCE TO HOLLAND ROAD.

THERE ARE EXISTING LANDSCAPING AND MATURE TREES ALONG THE WESTERN BOUNDARY AS REPRESENTED ON SHEET 4. THE EXISTING LANDSCAPING AND TREES WILL BE PROTECTED AND/OR TRANSPLANTED TO THE EXTENT FEASIBLE AND WILL BE SUPPLEMENTED WITH ADDITIONAL TREES/LANDSCAPING BASED ON A DETAILED LANDSCAPE/ TREE PRESERVATION /TRANSPLANT PLAN TO BE PREPARED IN CONJUNCTION WITH THE SITE PLAN FOR THE EXPANDED SURFACE PARKING LOT AND TO BE APPROVED BY URBAN FOREST MANAGEMENT. IN ADDITION, A FOUR (4) HIGH SOLID BOARD FENCE WILL BE INSTALLED ALONG THE WESTERN BOUNDARY AS REPRESENTED ON SHEET 4. GIVEN THIS COMMITMENT, AND IN KEEPING WITH PRIOR BOARD APPROVALS, REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE TSY AND BARRIER REQUIREMENT IN FAVOR OF THE LANDSCAPING REPRESENTED ON SHEET 4.

PRELIMINARY INVESTIGATION SUGGESTS THAT, WITH BUT ONE EXCEPTION, THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS THAT ARE SET FORTH IN SECT. 13-202 AND 13-203 OF THE ZONING ORDINANCE ARE CURRENTLY SATISFIED FOR THE SEVERAL EXISTING PARKING AREAS LOCATED ON THE HOSPITAL CAMPUS. THE ONE EXCEPTION IS ALONG HINSON FARM ROAD WHERE A WELL-ESTABLISHED HEDGE IS LOCATED BETWEEN THE PARKING LOT AND THE STREET IN LIEU OF THE ONE (1) TREE FOR EACH FORTY (40) FEET AS PRESCRIBED BY THE PROVISIONS SET FORTH IN SECT. 13-203. GIVEN THE AGE OF THIS PARTICULAR PARKING LOT, IT IS VERY POSSIBLE THAT THIS ONE EXCEPTION AREA IS/WAS GRANDFATHERED FROM COMPLIANCE WITH THE REQUIREMENT.

IN ITS APPROVAL OF SEA 82-V-012-5, THE BOARD OF SUPERVISORS MODIFIED THE INTERIOR AND PERIPHERAL LANDSCAPE REQUIREMENTS FOR SOME OF THE EXISTING PARKING AREAS ON THE HOSPITAL CAMPUS. THE BOARD'S MODIFICATION APPROVAL WAS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 6 OF SECT. 13-203 OF THE ZONING ORDINANCE. A REAFFIRMATION OF THIS MODIFICATION APPROVAL IS HEREBY REQUESTED FOR THOSE RELEVANT PARKING AREAS WHERE NO CHANGES ARE PROPOSED.

BOTH INTERIOR AND PERIPHERAL LANDSCAPING WILL BE PROVIDED FOR ALL OF THE PROPOSED NEW PARKING AREAS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 13-202 AND 13-203. SAID LANDSCAPING WILL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THE PROPOSED PARKING AREAS.

IT IS TO BE UNDERSTOOD THAT THE PROPOSED LANDSCAPING REPRESENTED ON THE GRAPHIC HAS BEEN LOCATED BASED ON A CURRENT KNOWLEDGE AND UNDERSTANDING OF THE EXISTING AND PROPOSED UTILITIES ON THE SUBJECT PROPERTY. THE EXACT LOCATION OF THE LANDSCAPING MATERIAL IS SUBJECT TO CHANGE WITH THE BENEFIT OF FINAL SURVEY AND ENGINEERING DATA. IT IS ALSO TO BE UNDERSTOOD THAT, AS NOTED ABOVE, AN ADDITIONAL LANDSCAPE MATERIAL IN THE FORM OF EVERGREEN TREES AND SHRUBS MAY BE ADDED, WHERE NEEDED, ALONG THE WESTERN PROPERTY LINE TO ENHANCE THE SCREENING EFFECT PROVIDED BY THE EXISTING TREES/VEGETATION SUBJECT TO THE APPROVAL OF URBAN FOREST MANAGEMENT.

TREE CANOPY AND TREE PRESERVATION WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CHAPTER 122 OF THE CODE. THE PRELIMINARY TREE COVER TABULATION, PRELIMINARY PARKING LOT LANDSCAPING TABULATION AND THE PRELIMINARY TREE PRESERVATION TARGET CALCULATION PRESENTED ON SHEETS 4 AND 6 ARE ALL BASED ON VERY PRELIMINARY SURVEY AND ENGINEERING DATA. THEY ARE SUBJECT TO REFINEMENT AND CHANGE WHEN FINAL ENGINEERING IS PERFORMED AT SITE PLAN PREPARATION AND/OR WHEN MINOR MODIFICATIONS MAY BE APPROVED TO THE PROPOSED DEVELOPMENT PROGRAM IN ACCORDANCE WITH NOTE 23 BELOW.

IT IS NOTED THAT SOME OF THE EXISTING LANDSCAPE MATERIAL AND TREES LOCATED IN THE PARKING LOTS TO THE SOUTH OF THE HOSPITAL ARE IN A DECLINING CONDITION AND IN NEED OF REPLACEMENT WHICH WILL BE PERFORMED AS NEEDED.

THERE ARE SEVERAL AREAS NOTED ON SHEET 4 AS POSSIBLE REFORESTATION AREAS. IT IS TO BE UNDERSTOOD THAT THESE DESIGNATED AREAS ARE INTENDED TO SERVE AS LOW IMPACT DEVELOPMENT (LID) FEATURES AND ARE NOT REQUIRED TO SATISFY THE REQUISITE TREE COVER CALCULATIONS.

EXCEPT AS MAY BE QUALIFIED BELOW, PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT PROGRAM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE REPRESENTATIONS IN THE TABULATION AND ON THE GRAPHIC. THE EXACT NUMBER AND LOCATION OF SPACES WILL BE DETERMINED AT THE TIME EACH SITE PLAN IS FILED FOR THE PHASED DEVELOPMENT PROGRAM.

THE APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT ALL OF THE PARKING SPACES REPRESENTED IN THE TABULATION OR ON THE GRAPHIC WITH THE UNDERSTANDING THAT THE MINIMUM NUMBER OF SPACES PROVIDED AT ANY ONE TIME WILL SATISFY THE REQUIREMENTS SET FORTH IN ARTICLE 11.

THE APPLICANT FURTHER RESERVES THE RIGHT TO CONSTRUCT MORE PARKING SPACES THAN ARE REPRESENTED ON THE GRAPHIC OR ON THE TABULATION WITH THE UNDERSTANDING THAT THE TOTAL OPEN SPACE PROPOSED FOR THE SITE AS REPRESENTED IN THE TABULATION WILL NOT BE DIMINISHED. IN KEEPING WITH THIS UNDERSTANDING, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL PARKING SPACES BELOW GRADE WITHIN THE FOOTPRINTS OR ADJACENT TO THE PROPOSED BUILDINGS, ADDITIONS AND PARKING STRUCTURE.

CURRENT PLANS ARE TO PHASE THE CONSTRUCTION OF THE SURFACE AND STRUCTURED PARKING SPACES WITH THE PHASING OF THE PROPOSED DEVELOPMENT PROGRAM WITH THE UNDERSTANDING THAT THE NUMBER OF PARKING SPACES PROVIDED AT ANY ONE TIME WILL SATISFY THE MINIMUM REQUIREMENTS SET FORTH IN ARTICLE 11.

IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING SPACES ON THE SITE WITHOUT A SEA OR ADMINISTRATIVE INTERPRETATION TO ALLOW FOR MINOR ENGINEERING ISSUES SUCH AS, BUT NOT LIMITED TO, RELOCATING EXISTING LOT LINES, CONSTRUCTION EQUIPMENT/TRAILERS, STORMWATER MANAGEMENT PONDS, ETC. IN NO EVENT, HOWEVER, WILL THE TOTAL NUMBER OF PARKING SPACES ON THE SITE BE REDUCED TO LESS THAN THAT NUMBER THAT IS REQUIRED FOR THE EXISTING USE(S) ON THE SITE AT THAT POINT IN TIME. FURTHERMORE, IT IS UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE USE(S) ON THE SITE, AS MAY BE APPROVED WITH A FUTURE SEA APPLICATION, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.

GIVEN THE NATURE OF THE PROPOSED USES, THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE HANDICAPPED ACCESSIBLE PARKING SPACES ON SITE THAN THAT NUMBER REQUIRED BY APPLICABLE ORDINANCE.

LASTLY, THE APPLICANT HEREBY REQUESTS THE APPROVAL OF A REDUCTION OF THE NUMBER OF LOADING SPACES TO BE PROVIDED FOR THE PROPOSED BUILDING PROGRAM. AS REPRESENTED IN THE TABULATION, THE PROVISIONS SET FORTH IN PART 2 OF ARTICLE 11 OF THE ZONING ORDINANCE SUGGEST A TOTAL REQUIREMENT FOR 15 LOADING SPACES. EXPERIENCE WITH OTHER SIMILAR DEVELOPMENT PROGRAMS SUGGESTS A DEMAND FOR NO MORE THAN A TOTAL OF 9 LOADING SPACES.

19. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL (PFM), CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE, AND IN ACCORDANCE WITH PRIOR APPROVALS.

THE ADDITIONAL RUNOFF GENERATED FROM THE PROPOSED DEVELOPMENT PROGRAM WILL BE TREATED AND DETAINED AS REQUIRED AND AS DESCRIBED ON SHEETS 7 THROUGH 10.

20. THE FLOOR AREA RATIOS (FAR'S) PRESENTED IN THE TABULATIONS ARE BASED ON THE LAND AREAS OF 26.37 ACRES THAT REPRESENT THE HOSPITAL CAMPUS (SUBJECT PROPERTY) AND THE 37.44 ACRES THAT ARE THE PORTION OF PARCEL 4 THAT IS ZONED C-3. THE PROPOSED FAR AND GROSS FLOOR AREA (GFA) FOR THE HOSPITAL CAMPUS ARE IN ACCORDANCE WITH PENDING COMPREHENSIVE PLAN AMENDMENT 09-IV-13M.V. THE PENDING COMPREHENSIVE PLAN AMENDMENT RECOMMENDS AN INTENSITY OF .50 FAR FOR PARCEL 102-1(11)4 WHICH CONTAINS A TOTAL LAND AREA OF 38.24 ACRES. THIS EQUATES TO 832,867 SQUARE FEET. THE PENDING COMPREHENSIVE PLAN AMENDMENT FURTHER RECOMMENDS THAT THE USES ON THE 26.37 ACRE PORTION OF PARCEL 4 THAT IS LEASED/USED BY INOVA HEALTH CARE SERVICES BE PLANNED FOR A TOTAL GROSS FLOOR AREA OF 710,600 SQUARE FEET.

21. THE FLOOR AREA(S) REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS OR PORTIONS THEREOF MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

IT IS TO BE FURTHER UNDERSTOOD THAT THE GROSS FLOOR AREAS PRESENTED IN THE TABULATION FOR EACH OF THE PROPOSED BUILDINGS/ADDITIONS MAY BE INCREASED/DECREASED BY UP TO 10% IN EACH BUILDING/ADDITION AND REALLOCATED TO THE OTHER BUILDINGS/ADDITIONS WITH THE UNDERSTANDING THAT THE TOTAL GROSS FLOOR AREA FOR THE SITE WILL NOT BE EXCEEDED AND THAT THE BUILDING FOOTPRINTS WILL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE GRAPHIC. FURTHER, THE MAXIMUM BUILDING HEIGHTS AND MINIMUM DISTANCES TO THE PERIPHERAL PROPERTY LINES WILL NOT BE EXCEEDED.

22. DEVELOPMENT OF THE PROPOSED BUILDING ADDITIONS AND IMPROVEMENTS ON THE CAMPUS WILL BE THE SUBJECT OF SITE PLAN(S) TO BE PREPARED AND FILED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 17 OF THE ZONING ORDINANCE. THE PROPOSED BUILDING ADDITIONS AND RELATED SITE IMPROVEMENTS WILL OCCUR IN PHASES AS REPRESENTED ON SHEET 13. PHASE 1 SHALL INCLUDE THE OPERATING ROOMS/SURGERY/ADMINISTRATIVE ADDITION AND BED TOWER C. THE ORDER IN WHICH OTHER ADDITIONS WILL BE CONSTRUCTED WILL BE DEPENDENT UPON THE NEEDS OF THE COMMUNITY AND EVOLVING HEALTH CARE REQUIREMENTS. THE PRELIMINARY PHASING PLAN IS PRESENTED FOR INFORMATION ONLY AS A REFERENCE FOR THE POSSIBLE PHASING OF THE INFRASTRUCTURE AND SITE IMPROVEMENTS THAT ARE PROPOSED TO SERVE THE PHASED DEVELOPMENT PROGRAM THAT WILL TAKE PLACE OVER TIME. IT IS SUBJECT TO ADJUSTMENT BASED ON STAGING REQUIREMENTS AND CONDITIONS EXPERIENCED AT EACH PHASE OF DEVELOPMENT.

IT IS TO BE UNDERSTOOD THAT THE FIRST PHASE OF THE PROPOSED IMPROVEMENTS IS CURRENTLY PLANNED TO COMMENCE WITHIN THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTION AMENDMENT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT ALL PHASES OF THE PROPOSED CONSTRUCTION WILL NOT COMMENCE WITHIN SAID THIRTY (30) MONTH PERIOD.

23. THE EXACT SIZES, SHAPES AND LOCATIONS OF THE PROPOSED BUILDINGS, ADDITIONS, STRUCTURES AND SITE IMPROVEMENTS ARE PRELIMINARY AND ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE.

THE TOTAL GROSS FLOOR AREA AND MAXIMUM BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC AND IN THE TABULATION ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-004 OF THE ZONING ORDINANCE.

24. ARCHITECTURAL PLANS AND ELEVATIONS ARE NOT CURRENTLY AVAILABLE AS PROGRAMMING FOR THE PHASES IS NOT YET COMPLETE. ILLUSTRATIVE STUDIES WILL BE PREPARED AND FURNISHED IN THE FORTHCOMING MONTHS

TO DEMONSTRATE THAT THE ARCHITECTURE OF THE ADDITIONS WILL BE COMPLEMENTARY WITH THE EXISTING HOSPITAL BUILDING.

IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBO'S, BUS SHELTERS, TRELLISES, SIGNS, FLAGPOLES, SIDEWALKS/TRAILS, LIGHT STANDARDS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC.

ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL PROPOSED LIGHT STANDARDS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.

25. IT IS TO BE NOTED THAT THE SPECIAL EXCEPTION AMENDMENT APPLICATION WILL BE THE SUBJECT OF REVIEW AND RECOMMENDATION BY THE HEALTH CARE ADVISORY BOARD.

26. IT IS TO BE NOTED THAT SHEET 11 REPRESENTS THREE (3) SHEETS THAT WERE APPROVED WITH SEA 82-V-012-3. THEY ARE PART OF THE SPECIAL EXCEPTION AMENDMENT (SEA) PLAT ENTITLED "MOUNT VERNON HOSPITAL ASSISTED LIVING CENTER" PREPARED BY PATTON, HARRIS AND RUST DATED MARCH 1999, AS REVISED THROUGH SEPTEMBER 7, 1999. THEY ARE ADDED FOR THE CONVENIENCE OF THE REVIEWER SO THAT ALL SEA PLAT SHEETS THAT ARE APPLICABLE TO THE ENTIRE HOSPITAL CAMPUS ARE CONTAINED IN A SINGLE DOCUMENT. THE SITE IMPROVEMENTS REPRESENTED ON THESE SHEETS WERE THE SUBJECT OF REVIEW AND APPROVAL WITH PRIOR SITE PLANS FOR PORTIONS OF THE HOSPITAL CAMPUS.

27. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION FOR HOSPITAL CAMPUS:

EXISTING ZONING	C-3
LAND AREA (1,148,677 ±SF)	26.37 AC
MAXIMUM BUILDING HEIGHTS	
PERMITTED	90 FT
EXISTING STRUCTURES	
HOSPITAL (6 STORIES)	90± FT
INDEPENDENT LIVING FACILITY (3 STORIES).....	34± FT
PROPOSED ADDITIONS	
HOSPITAL (5 STORIES)	80± FT
ACC#1 (4 STORIES)	60± FT
ACC #2 (5 STORIES)	75± FT
PARKING STRUCTURE (6 LEVELS).....	65± FT
OR (7 LEVELS)	75± FT
GROSS FLOOR AREA(S)*	
EXISTING	
HOSPITAL	314,865 ± SF
INDEPENDENT LIVING FACILITY	72,035± SF
SUBTOTAL	386,900± SF
PROPOSED HOSPITAL ADDITIONS	
OPERATING/SURGERY	16,000± SF
BED TOWER C	53,000± SF
EMERGENCY DEPARTMENT	14,000± SF
BED TOWER D	75,000± SF
ENERGY PLANT	6,000± SF
SUPPORT SERVICES	8,000± SF
PROPOSED AMBULATORY CARE CENTER #1	75,000± SF
PROPOSED AMBULATORY CARE CENTER #2	75,000± SF
SUBTOTAL	322,000± SF
GRAND TOTAL EXISTING & PROPOSED	708,900± SF*
HOSPITAL AND ACC'S	636,865± SF
EXISTING INDEPENDENT LIVING FACILITY	72,035± SF
FLOOR AREA RATIO (FAR)*	
PERMITTED PER COMPREHENSIVE PLAN	0.62*
CURRENTLY APPROVED	0.34
PROPOSED	0.62*

OPEN SPACE	
REQUIRED (15%)	3.96 AC
PROPOSED (40%)	10.42± AC
PARKING SPACES REQUIRED	1,361
HOSPITAL: 285 LICENSED BEDS @ 2.9 SPACES/BED	827
INDEPENDENT LIVING FACILITY: 112 RESIDENTS AT 1 SPACE/3 RESIDENTS + 30 EMPLOYEES ON MAJOR SHIFT AT 1 SPACE/EMPLOYEE (38 + 30).....	68
CHILD CARE CENTER: 0.16 SPACE/CHILD; 100 CHILDREN	16
ACC #1: OFFICE AT 3 SPACES/1000 SF GFA x 75,000 SF	225
ACC #2: OFFICE AT 3 SPACES/1000 SF GFA x 75,000 SF	225

PARKING SPACES PROPOSED**	1,650**
SURFACE	550
STRUCTURE	1,100

LOADING SPACES REQUIRED	15
HOSPITAL/CHILD CARE CENTER	5
INDEPENDENT LIVING FACILITY	2
ACC #1	4
ACC #2	4

LOADING SPACES PROPOSED	9**
HOSPITAL/CHILD CARE CENTER	3
INDEPENDENT LIVING FACILITY	2
ACC #1	2
ACC #2	2

* SEE NOTE 20.

** SEE NOTE 18.

TABULATION FOR 37.44 ACRE PORTION OF PARCEL 4 ZONED C-3
MOUNT VERNON HOSPITAL/GOVERNMENT CENTER SITE
(FOR INFORMATION ONLY)

EXISTING ZONING	C-3
LAND AREA (1,630,886± SF)	37.44 AC

GROSS FLOOR AREA(S)	
EXISTING	469,792± SF
HOSPITAL	314,865± SF
INDEPENDENT LIVING FACILITY	72,035± SF
FIRE & RESCUE FACILITY AND STORAGE BUILDINGS	12,092± SF*
POLICE SUBSTATION/ GOVERNMENTAL CENTER	32,147± SF
MENTAL HEALTH FACILITY	38,653± SF**

PROPOSED	322,000± SF
HOSPITAL ADDITIONS	172,000± SF
AMBULATORY CARE CENTERS (2)	150,000± SF

TOTAL EXISTING AND PROPOSED..... 791,792± SF

FLOOR AREA RATIO (FAR)**	0.29
EXISTING	
PROPOSED	0.485

* INCLUDES 2 FREESTANDING STORAGE BUILDINGS THAT APPROXIMATE 992 SQUARE FEET OF GROSS FLOOR AREA

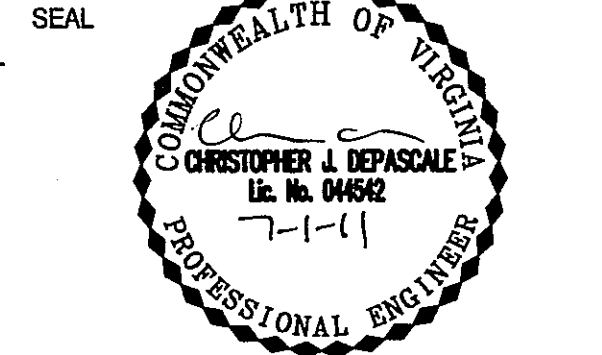
** INCLUDES THE 14,906 SF EXPANSION THAT WAS CONSTRUCTED IN 2008-2009.

*** SEE NOTE 20

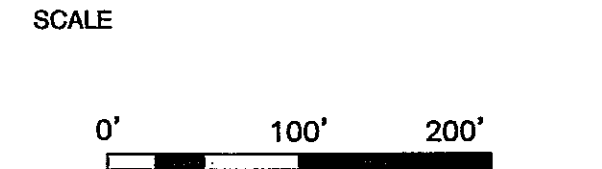


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INOVA/
MT. VERNON HOSPITAL
SPECIAL EXCEPTION
AMENDMENT PLAT
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	
No.	DATE	BY	Description

REVISIONS

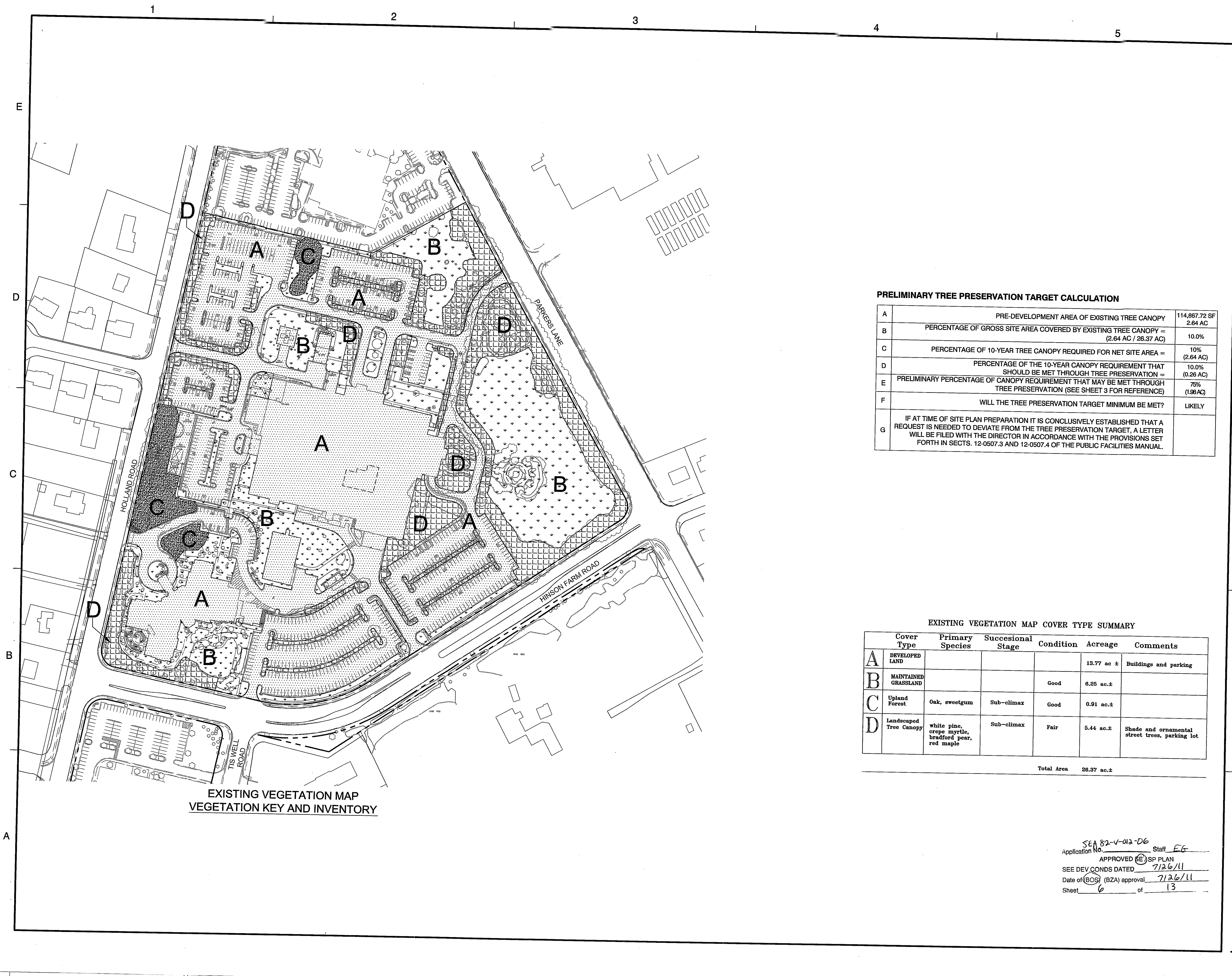
DRAWN BY	JMC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	January 18, 2011

TITLE
INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6

NOTES AND
TABULATION

PROJECT NO. M-10779

5



EXISTING VEGETATION MAP
VEGETATION KEY AND INVENTORY

PRELIMINARY TREE PRESERVATION TARGET CALCULATION

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	114,867.72 SF 2.64 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY = (2.64 AC / 26.37 AC)	10.0%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA =	10% (2.64 AC)
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	10.0% (0.26 AC)
E	PRELIMINARY PERCENTAGE OF CANOPY REQUIREMENT THAT MAY BE MET THROUGH TREE PRESERVATION (SEE SHEET 3 FOR REFERENCE)	75% (1.98 AC)
F	WILL THE TREE PRESERVATION TARGET MINIMUM BE MET?	LIKELY
G	IF AT TIME OF SITE PLAN PREPARATION IT IS CONCLUSIVELY ESTABLISHED THAT A REQUEST IS NEEDED TO DEVIATE FROM THE TREE PRESERVATION TARGET, A LETTER WILL BE FILED WITH THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTS. 12-0507.3 AND 12-0507.4 OF THE PUBLIC FACILITIES MANUAL.	

EXISTING VEGETATION MAP COVER TYPE SUMMARY

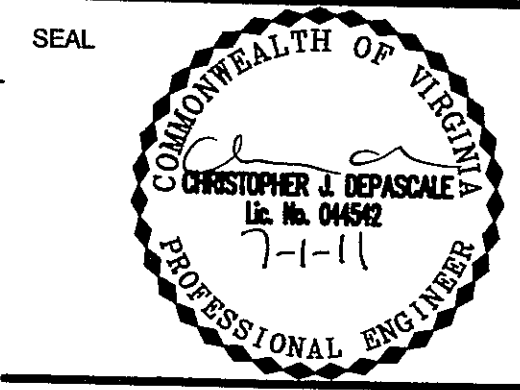
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A DEVELOPED LAND				13.77 ac ±	Buildings and parking
B MAINTAINED GRASSLAND			Good	6.25 ac.±	
C Upland Forest	Oak, sweetgum	Sub-climax	Good	0.91 ac.±	
D Landscaped Tree Canopy	white pine, crepe myrtle, bradford pear, red maple	Sub-climax	Fair	5.44 ac.±	Shade and ornamental street trees, parking lot

Total Area 26.37 ac.±

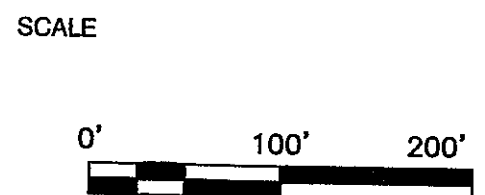
SEA 82-V-012-06
Application No. Staff EG
APPROVED EG SP PLAN
SEE DEV CONDS DATED 7/26/11
Date of (BOS) (BZA) approval 7/26/11
Sheet 6 of 13

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SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



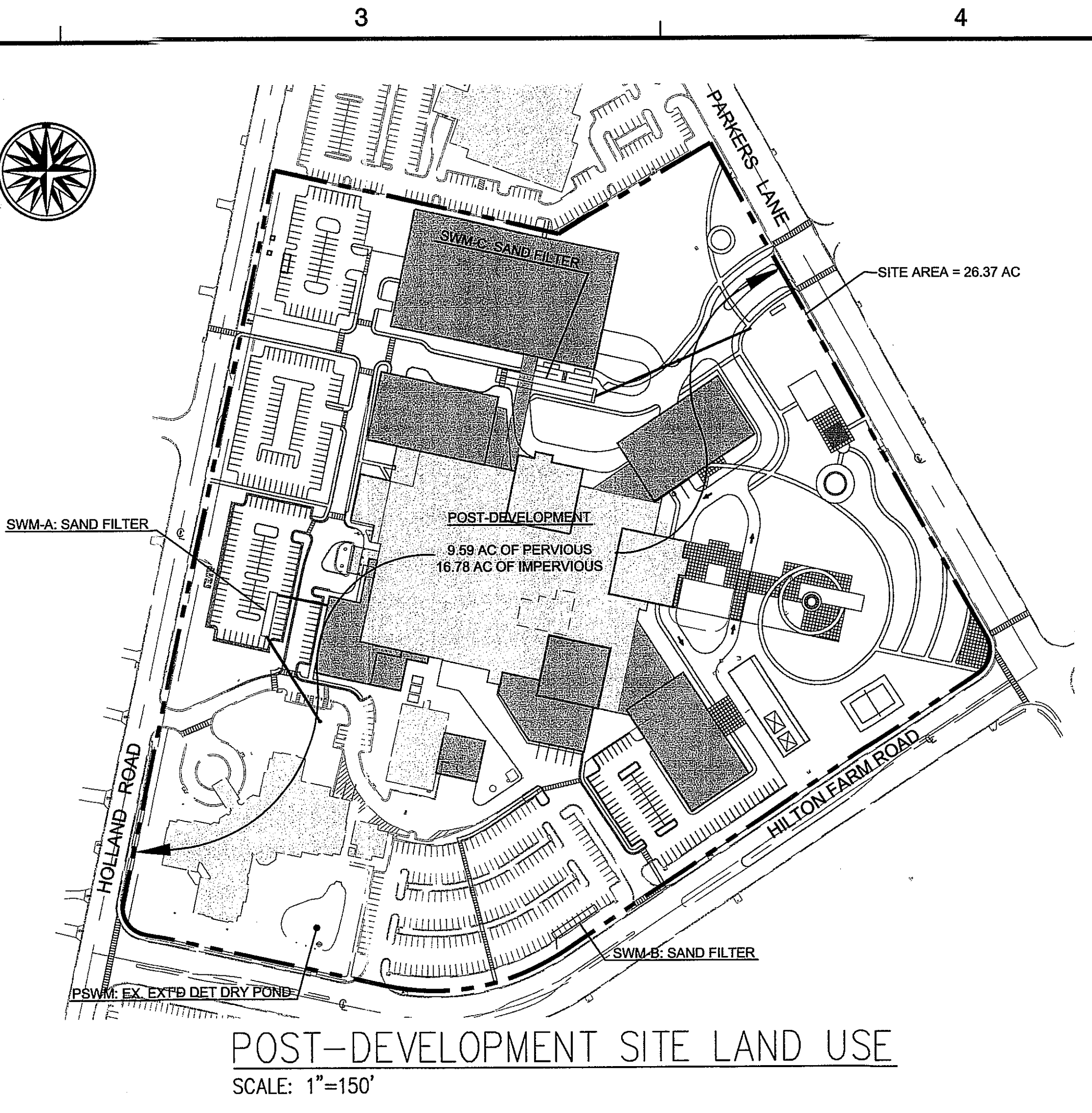
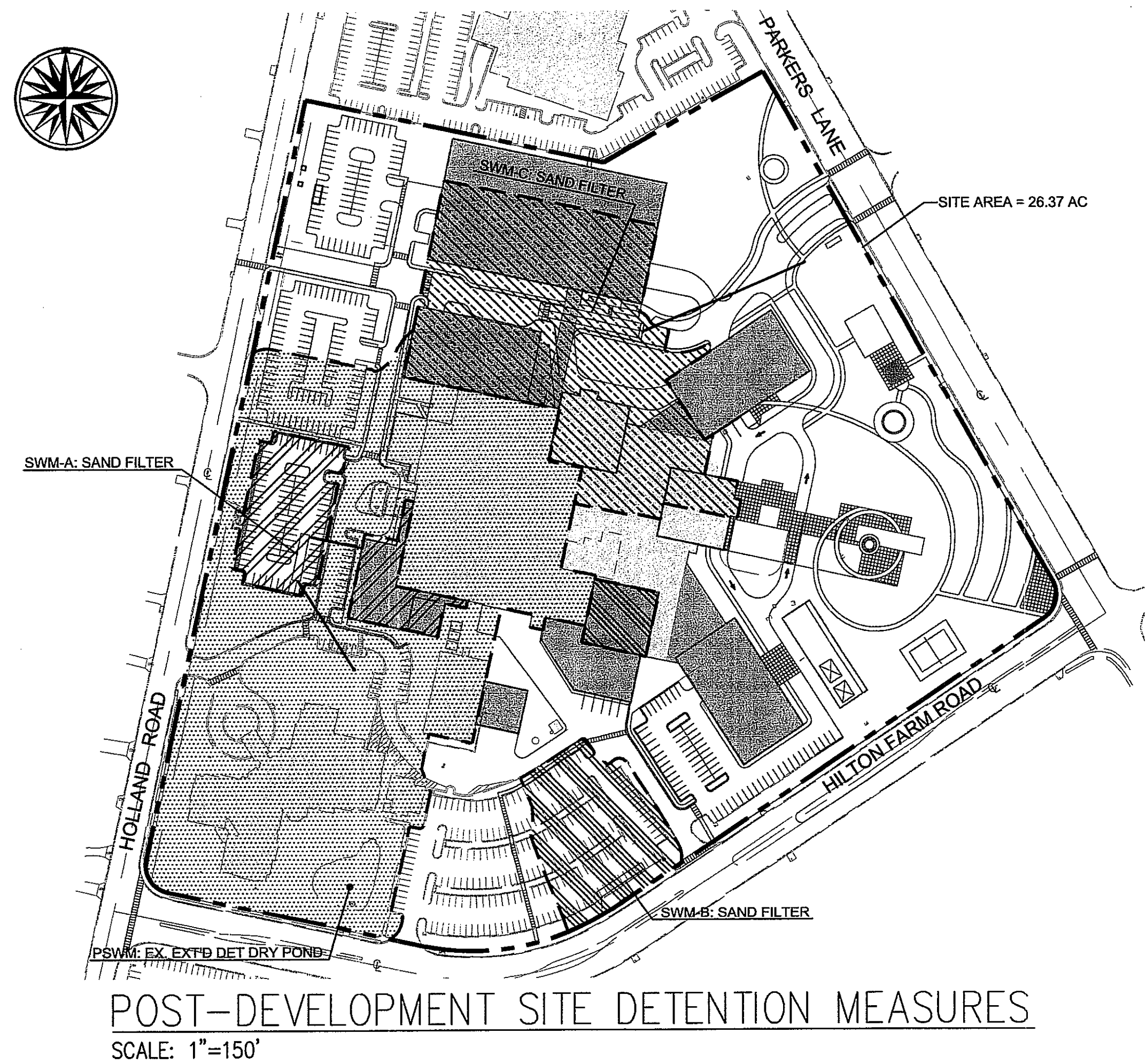
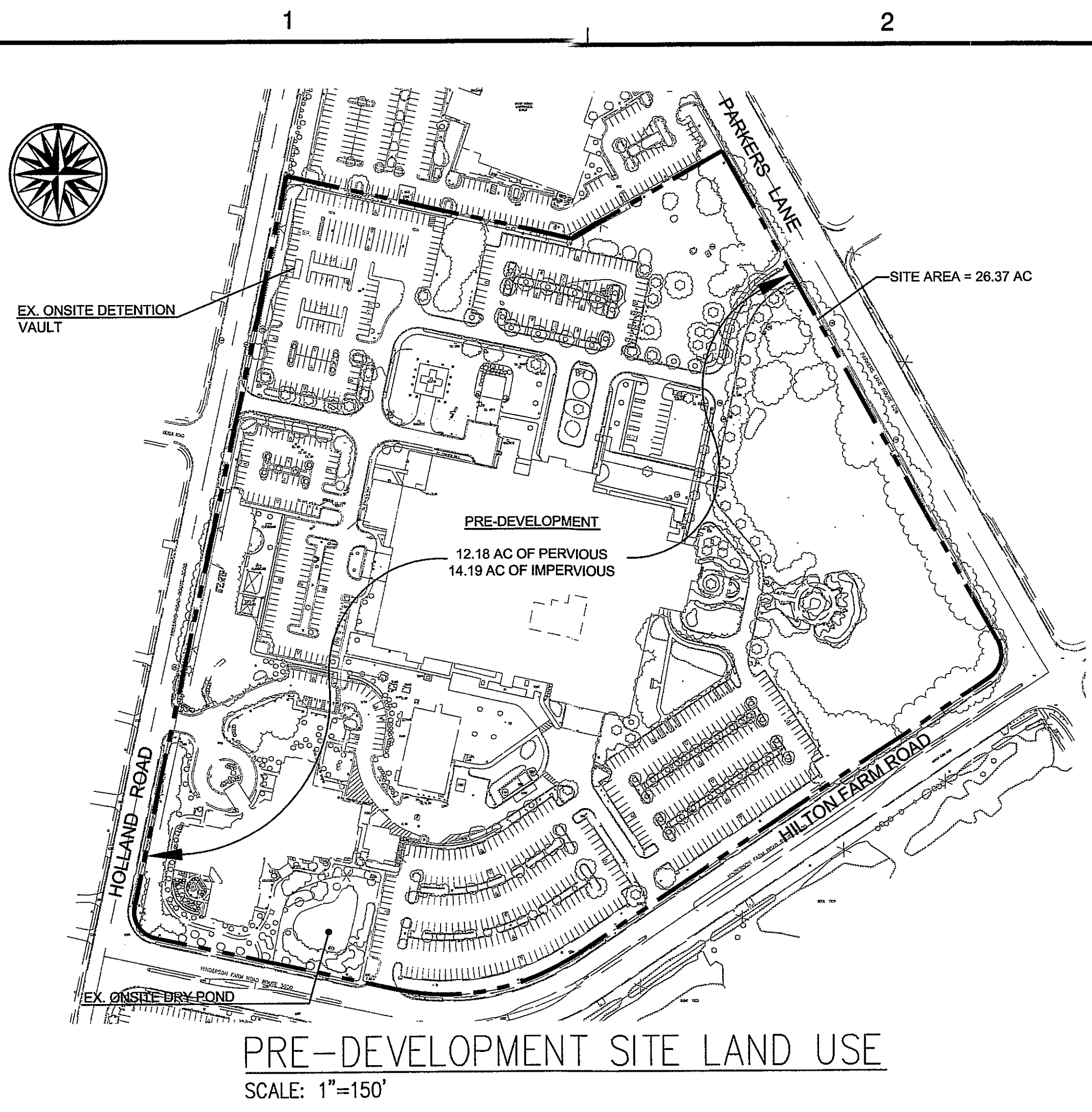
No.	DATE	BY	Description
4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	

REVISIONS
DRAWN BY JMC
APPROVED BY PGY
CHECKED BY PGY
DATE January 18, 2011

TITLE
INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6

EXISTING
VEGETATION MAP

PROJECT NO. M-10779



INOVA / MT VERNON HOSPITAL CAMPUS

ASSISTED LIVING FACILITY	=	4.14 ACRES
REDEVELOPMENT AREA	=	22.23 ACRES
APPLICATION PROPERTY	=	26.37 ACRES

PRE-DEVELOPMENT CONDITIONS	ASSISTED LIVING FACILITY	+	REDEVELOPMENT AREA	=	APPLICATION PROPERTY
IMPERVIOUS AREA (ACRES)	2.18	+	12.01	=	14.19
PERVIOUS AREA (ACRES)	1.96	+	10.22	=	12.18
TOTALS	4.14	+	22.23	=	26.37

POST-DEVELOPMENT CONDITIONS	ASSISTED LIVING FACILITY	+	REDEVELOPMENT AREA	=	APPLICATION PROPERTY
IMPERVIOUS AREA (ACRES)	2.18	+	14.41	=	16.59
PERVIOUS AREA (ACRES)	1.96	+	7.82	=	9.78
TOTALS	4.14	+	22.23	=	26.37

IMPERVIOUS AREA PERCENT INCREASE FOR REDEVELOPMENT AREA

$$= \frac{14.41 - 12.01}{12.01} \times 100\%$$

$$= 19.98\% < 20\%$$

REDEVELOPMENT AREA IN RPA OR RMA?
DOES SITE QUALIFY AS REDEVELOPMENT?

RMA
YES PER PFM 6-0401.2D

SWM LEGEND AND AREA SUMMARY

TO PSWM 2.73 AC @ C=0.30 4.50 AC @ C=0.90 7.23 AC @ C=0.67		PSWM: TO EX. EXTENDED DETENTION DRY POND BMP
TO SWM-A 0.05 AC @ C=0.30 0.90 AC @ C=0.90 0.95 AC @ C=0.67		SWM-A: TO PROPOSED SAND FILTER BMP
TO SWM-B 0.25 AC @ C=0.30 0.87 AC @ C=0.90 1.12 AC @ C=0.77		SWM-B: TO PROPOSED SAND FILTER BMP
TO SWM-C 0.38 AC @ C=0.30 2.69 AC @ C=0.90 3.07 AC @ C=0.63		SWM-C: TO PROPOSED SAND FILTER BMP

NOTE:
IT IS ASSUMED THAT ALL POSSIBLE GREEN ROOF AREAS ARE IMPERVIOUS FOR THE PURPOSE OF EVALUATING DETENTION REQUIREMENTS FOR THE 26.37 ACRE SITE.

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MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. DEPASCALE
Lic. No. 04462
PROFESSIONAL ENGINEER

KEY PLAN

SCALE 0' 150' 300'

No.	DATE	BY	Description
4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY PGY
CHECKED BY PGY
DATE January 18, 2011

TITLE INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6
STORMWATER
MANAGEMENT

PROJECT NO. M-10779

Application No. SEA 82-V-012-06 Staff EG
APPROVED BY SP PLAN
SEE DEV CONDS DATED 7/26/11
Date of (BOS) (BZA) approval 7/26/11
Sheet 7 of 13

7

SHEET NO. 7 OF 13
M-10779

4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	
No.	DATE	BY	Description

REVISIONS

DRAWN BY	JMC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	January 18, 2011

TITLE
INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6

BEST MANAGEMENT
PRACTICES

Application No. SEA-82-V-012-06 Staff EG
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/12/11
Date of (BOS) (BZA) approval 7/26/11
Sheet 8 of 13

PROJECT NO. M-10779

8

SWM/BMP NARRATIVE

The development program for Mount Vernon Hospital is planned to occur in phases, which are generally depicted on sheet 13 of this plan, although no specific phasing scope or sequence has been fully developed at this time.

With the first Site Plan, a BMP and SWM Master Plan will be prepared that addresses the complete expansion shown on the SEA Plat for the 26.37 acres Application Property.

Phosphorus Removal will be provided as follows:

- The land area of the existing assisted living facility including the extended-detention dry pond (4.14 acres) will have a phosphorus removal rate of 40%.
- The remainder of the Property (26.37 acres - 4.14 acres = 22.23 acres) shall meet the redevelopment criterion by limiting its increase in impervious surface to not more than 20% and by achieving a phosphorus removal rate which is at least 125% the removal rate calculated using the redevelopment formula in Section 6-401.2B of the PFM. BMP measures used to achieve this rate shall include, but not be limited to, sand filters, green roofs, reforestation and/or other LID BMP measures provided in the PFM.
- With the Site Plan for each phase of development, the Applicant shall demonstrate that (i) the 26.37 acre area shown on the BMP Master Plan continues to meet the criterion for redevelopment, (ii) the BMP's for the subject phase of development are consistent with the BMP Master Plan, and (iii) the Site Plan for that phase of development achieves the phosphorus removal rate referred to above for that Site Plan area.

Detention will be provided as follows:

- 2- and 10-yr detention will be provided in accordance with the PFM for the Application Property (26.37 acres).
- The proposed peak rate 1-yr, 2-hour storm will be reduced by a minimum of 10% below the existing condition peak flow rate for the redeveloped portion (22.23 acres) of the Application Property.
- With the Site Plan, for each phase of development, the Applicant shall demonstrate that (i) the SWM features for the subject phase of development are consistent with the SWM Master Plan, and (ii) the Site Plan for that phase of development achieves the SWM peak rate reduction referred to above for that Site Plan area.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 9.

3. Provide:	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(PSWM) Ex. Dry Pond	7.23	0	7.23	6,965	17,200	10
(SWM-A) Sand Filter	0.95	0	0.95	-	3,500	-
(SWM-B) Sand Filter	1.12	0	1.12	-	3,500	-
(SWM-C) Sand Filter	3.07	0	3.07	-	12,000	-
Totals	12.37	0	12.37	6,965	36,200	-

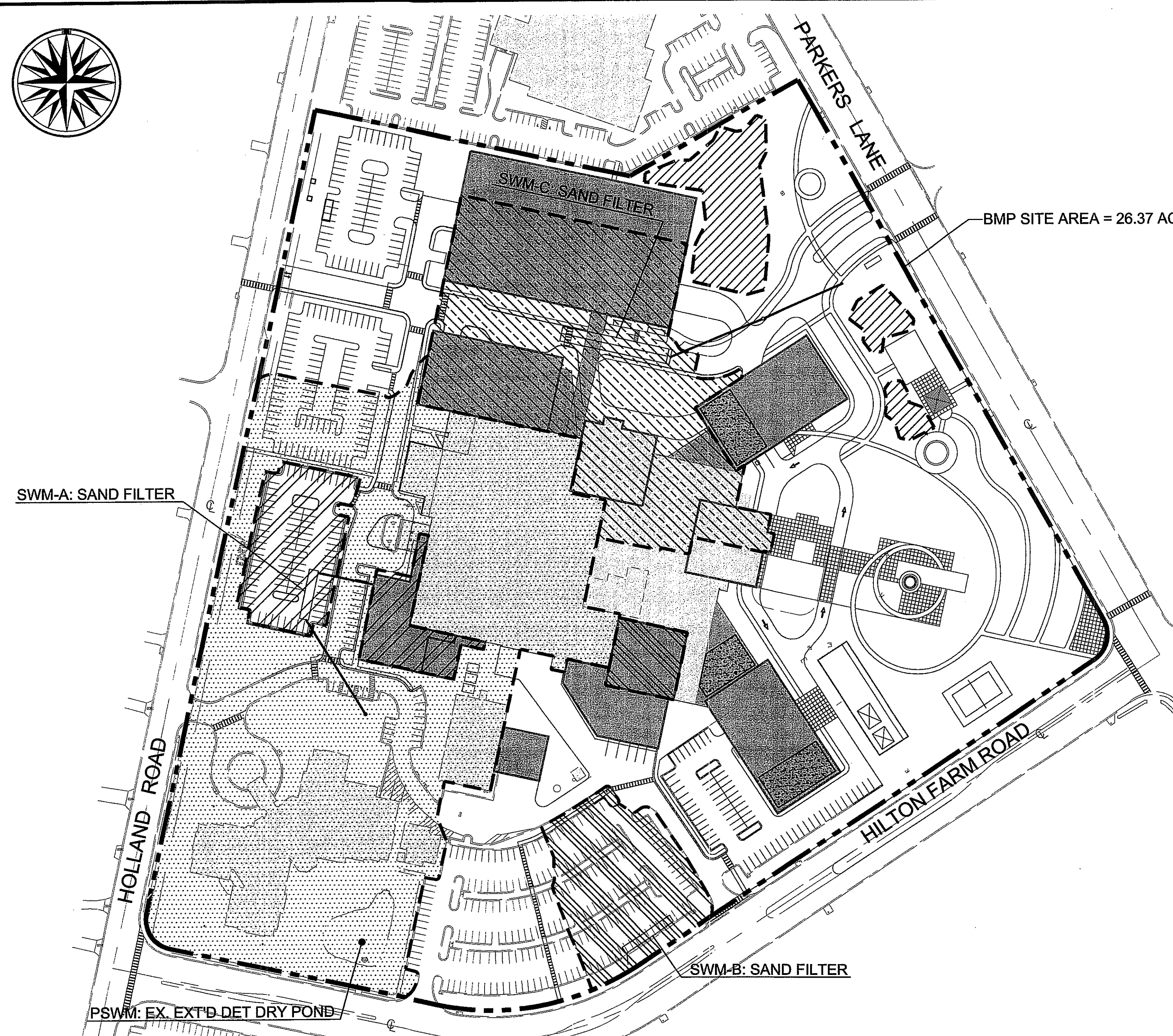
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet 9. Pond inlet and outlet pipe systems are shown on Sheet 9.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 9. Type of maintenance access road surface noted on the plat is Asphalt (asphalt, geoblock, gravel, etc.).
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 9.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9.
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 9.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- A submission waiver is requested for _____
- Stormwater management is not required because _____

SITE LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING EXPANSION
	POSSIBLE GREEN ROOF

NOTES:

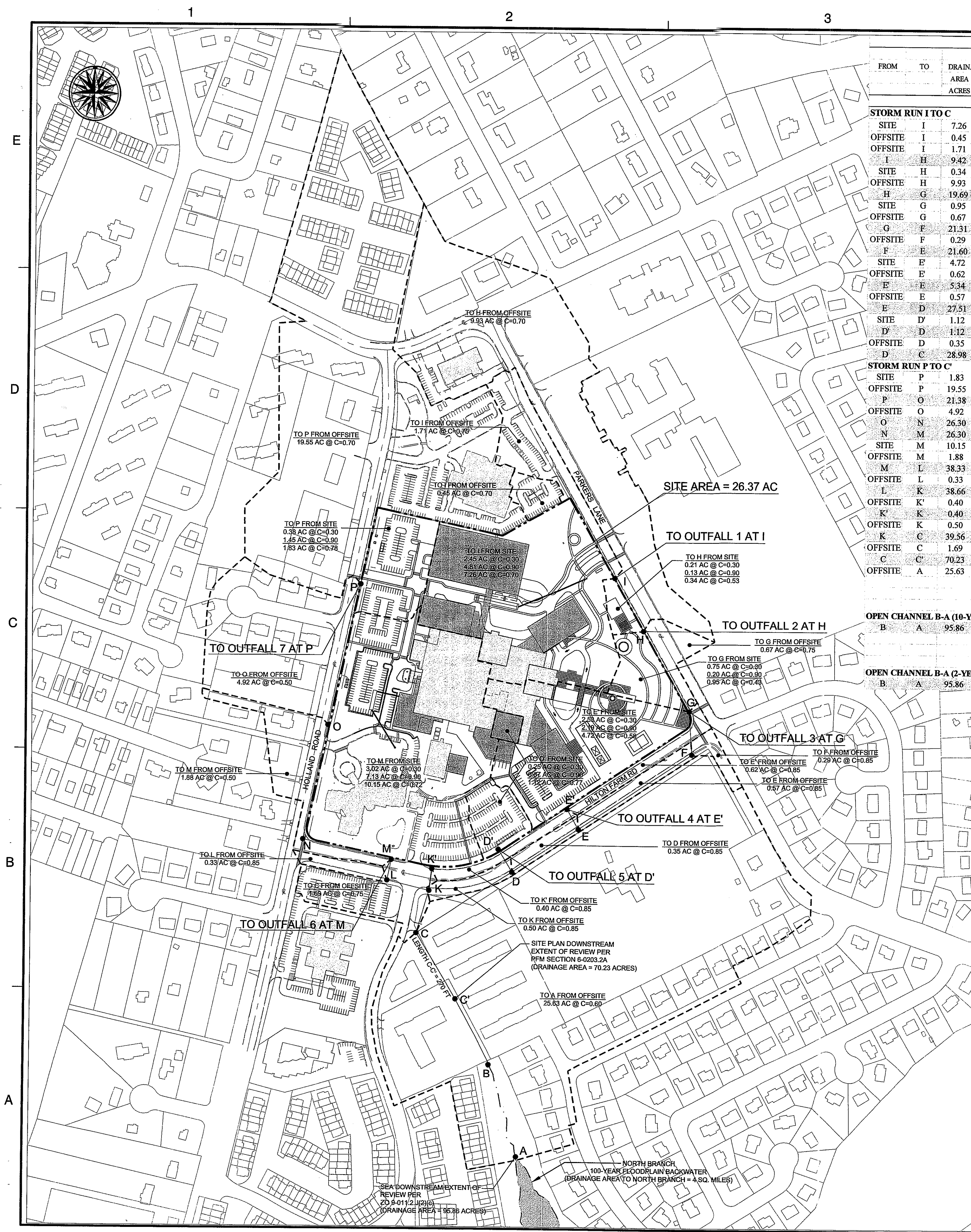
- SANDFILTERS WERE USED TO MEET THE STORM WATER QUALITY AND STORM WATER DETENTION REQUIREMENTS. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO USE OTHER APPROVED FAIRFAX COUNTY MEANS TO MEET THE SWM REQUIREMENTS.
- THE REFORESTATION AREAS SHOWN ON THIS APPLICATION ARE SHOWN TO DEMONSTRATE THE BMP REQUIREMENTS CAN BE MET. THE APPLICANT RESERVES THE RIGHT TO USE OTHER STRUCTURAL MEANS TO MEET THE BMP REQUIREMENTS IN ACCORDANCE WITH THE PFM AND FAIRFAX COUNTY REQUIREMENTS.



BMP MAP
SCALE: 1"=100'

CONCEPTUAL BMP SUMMARY

	PSWM: TO EX. EXTENDED DETENTION DRY POND BMP
	SWM-A: TO PROPOSED SAND FILTER BMP
	SWM-B: TO PROPOSED SAND FILTER BMP
	SWM-C: TO PROPOSED SAND FILTER BMP
	PWQM: PROPOSED REFORESTATION AREA
	PNONE: PROPOSED SITE AREA UNCONTROLLED



PRELIMINARY STORM SEWER CAPACITY CALCULATIONS																	
FROM	TO	DRAIN AREA ACRES	RUNOFF COEFF. C	CA INCREM.	CA ACCUM.	INLET TBIE MIN.	RAINFALL INTENSITY IN/HR.	CF	INCREM. Q CFS	ACCUM Q CFS	ADJUSTMENT FOR DETENTION CFS.	DESIGN Q CFS.	PIPE DIA FT.	PIPE SLOPE FT.	PIPE N-VALUE	PIPE CAPACITY FT.	REMARKS
10-YEAR																	
STORM RUN I TO C																	
SITE	I	7.26	0.70	5.08		5.0	7.27	1.00	36.93								
OFFSITE	I	0.45	0.70	0.32		5.0	7.27	1.00	2.33								
OFFSITE	I	1.71	0.70	1.20	6.60	5.0	7.27	1.00	8.72	48.0							
I	H	9.42			6.60		7.27			48.0	-12.54	35.4	3.0	0.0022	0.013	31.4	PRESSURE FLOW
SITE	H	0.34	0.53	0.18		5.0	7.27	1.00	1.31								
OFFSITE	H	9.93	0.70	6.95	7.13	5.0	7.27	1.00	50.53	51.8							
H	G	19.69			13.73		5.92			81.3	-12.54	68.7	4.5	0.0020	0.013	88.2	ADEQUATE CAPACITY
SITE	G	0.95	0.43	0.41		5.0	7.27	1.00	2.98								
OFFSITE	G	0.67	0.75	0.50	0.91	5.0	7.27	1.00	3.64	6.6							
G	F	21.31			14.64		5.92			86.7	-12.54	74.1	4.5	0.0029	0.013	106.2	ADEQUATE CAPACITY
OFFSITE	F	0.29	0.85	0.25	0.25	5.0	7.27	1.00	1.82	1.8							
F	E	21.60			14.89		5.92			88.1	-12.54	75.6	4.5	0.0025	0.013	98.6	ADEQUATE CAPACITY
SITE	E	4.72	0.58	2.74		5.0	7.27	1.00	19.92								
OFFSITE	E	0.62	0.85	0.53	3.27	5.0	7.27	1.00	3.85	23.8							
E	E	5.34			3.27		7.27			23.8	0	23.8	2.25	0.0040	0.013	19.6	PRESSURE FLOW
OFFSITE	E	0.57	0.85	0.48	0.48	5.0	7.27	1.00	3.49	3.5							
E	D	27.51			18.64		5.92			110.3	-12.54	97.8	4.5	0.0025	0.013	98.6	ADEQUATE CAPACITY
SITE	D	1.12	0.77	0.86	0.86	5.0	7.27	1.00	6.25	6.3							
D	D	1.12			0.86		7.27			6.3	-3.25	3.0	1.25	0.0123	0.013	7.2	ADEQUATE CAPACITY
OFFSITE	D	0.35	0.85	0.30	0.30	5.0	7.27	1.00	2.18	2.2							
D	C	28.98			19.80		5.92			117.2	-15.79	101.4	4.5	0.0046	0.013	133.8	ADEQUATE CAPACITY
STORM RUN P TO C																	
SITE	P	1.83	0.78	1.43		5.0	7.27	1.00	10.40								
OFFSITE	P	19.55	0.70	13.69	15.12	5.0	7.27	1.00	99.53	109.9							
P	O	21.38			15.12		5.92			89.5	0	89.5	4.0	0.0029	0.013	77.6	PRESSURE FLOW
OFFSITE	O	4.92	0.50	2.46	2.46	5.0	7.27	1.00	17.88								
O	N	26.30			17.58		5.92			104.1	0	104.1	4.0	0.0064	0.013	115.2	ADEQUATE CAPACITY
N	M	26.30			17.58		5.92			104.1	0	104.1	4.0	0.0042	0.013	93.4	PRESSURE FLOW
SITE	M	10.15	0.72	7.31		5.0	7.27	1.00	53.14								
OFFSITE	M	1.88	0.50	0.94	8.25	5.0	7.27	1.00	6.83	60.0							
M	L	38.33			25.83		5.92			152.9	-23.22	129.7	5.0	0.0042	0.013	169.3	ADEQUATE CAPACITY
OFFSITE	L	0.33	0.85	0.28	0.28	5.0	7.27	1.00	2.04								
L	K	38.66			26.11		5.92			154.6	-23.22	131.4	4.50	0.0070	0.013	165.0	ADEQUATE CAPACITY
OFFSITE	K	0.40	0.85	0.34	0.34	5.0	7.27	1.00	2.47	2.5							
K	K	0.40			0.34		7.27			2.5	0	2.5	1.25	0.0047	0.013	4.4	ADEQUATE CAPACITY
OFFSITE	K	0.50	0.85	0.43	0.43	5.0	7.27	1.00	3.13								
K	C	39.56			26.88		5.92			159.1	-23.22	135.9	5.0	0.0025	0.013	130.6	PRESSURE FLOW
OFFSITE	C	1.69	0.75	1.27	1.27	5.0	7.27	1.00	9.23								
C	C	70.23			47.95		5.92			283.9	-39.01	244.9	5.5	0.0071	0.013	283.8	ADEQUATE CAPACITY
OFFSITE	A	25.63	0.60	15.38	15.38	5.0	7.27	1.00	111.81								
													FLOW AREA S.F.	CHANNEL SLOPE FT.	CHANNEL N-VALUE	CHANNEL CAPACITY FT.	
OPEN CHANNEL B-A (10-YEAR)																	
B	A	95.86			63.33		5.92		374.9		-39.01	335.9	59.13	0.01	0.045	398.2	ADEQUATE CAPACITY
													FLOW AREA S.F.	CHANNEL SLOPE FT.	CHANNEL N-VALUE	CHANNEL VELOCITY FPS	
OPEN CHANNEL B-A (2-YEAR)																	
B	A	95.86			63.33		4.60		291.3		-39.01	252.3	42.2	0.01	0.045	6.0	INADEQUATE VELOCITY

OUTFALL NARRATIVE

THE PROJECT SITE AREA (26.37 ACRES) PROPOSES TO DISCHARGE STORMWATER AT SEVEN (7) EXISTING OFFSITE OUTFALL POINTS. THESE POINTS CONSIST OF EXISTING DROP INLET STORM SEWER STRUCTURES. THERE ARE TWO (2) OFFSITE TRUNK STORM SEWER SYSTEMS THAT PICKUP THESE OUTFALL POINTS BEFORE CONVERGING TOGETHER INTO ONE TRUNK LINE THAT FLOWS TO AN OPEN CHANNEL WHICH FLOWS TO NORTH BRANCH. TRUNK #1 IS DEFINED BY POINTS I-H-G-F-E-D AND TRUNK #2 IS DEFINED BY POINTS C-P-O-N-M-L-K-C. TRUNK #1 AND TRUNK #2 CONVERGE AT POINT C INTO ONE TRUNK LINE DEFINED BY POINTS C-C'-B (SEE MAP SHEET #1).

THE DOWNSTREAM EXTENT OF REVIEW IN ACCORDANCE WITH ZONING ORDINANCE SEA REQUIREMENTS IS AT POINT A. THE DOWNSTREAM EXTENT OF REVIEW IN ACCORDANCE WITH PFM SITE PLAN REQUIREMENTS IS AT POINT C'.

PRELIMINARY STORM SEWER CAPACITY CALCULATIONS (SEE THIS SHEET) WERE PREPARED BASED ON BEST AVAILABLE SURVEY INFORMATION. THESE CALCULATIONS DEMONSTRATE THAT THE EXISTING OFFSITE STORM SEWER SYSTEM APPEARS TO BE ADEQUATE FOR CAPACITY THOUGH THERE ARE FIVE PIPE RUNS THAT APPEAR TO BE OPERATING UNDER PRESSURE FLOW CONDITIONS. THE PRESSURE FLOW PIPE RUNS ARE H₁, E₁, P₁, N-M AND K-C. AT SITE PLAN, HYDRAULIC GRADE LINE CALCULATIONS WILL BE PERFORMED TO EVALUATE THE HYDRAULIC CAPACITY OF THE STORM SEWER SYSTEM IN ACCORDANCE WITH PFM 6-0904.11. AT SITE PLAN, THOSE PIPE RUNS THAT ARE DETERMINED TO NOT HAVE SUFFICIENT HYDRAULIC CAPACITY WILL BE UPGRADED OR ADDITIONAL ON-SITE DETENTION WILL BE CONSIDERED TO DEMONSTRATE ADEQUACY IN ACCORDANCE WITH PFM REQUIREMENTS.

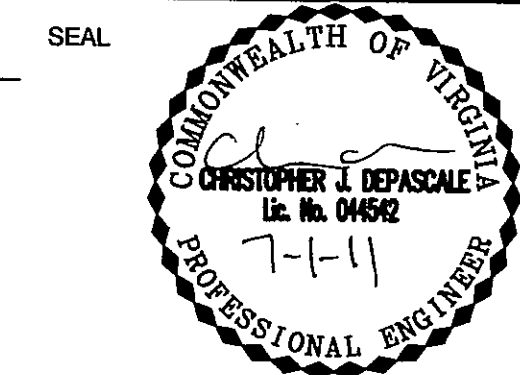
PRELIMINARY CHANNEL CAPACITY CALCULATIONS (SEE THIS SHEET) WERE PREPARED BASED ON FIELD RECONNAISSANCE MEASUREMENTS OF THE CHANNEL. THE EXISTING CHANNEL FROM B-A IS NATURAL WITH AN APPROXIMATE 8 FT BOTTOM WIDTH, 5.5 FT DEPTH, 0.5:1 SIDE SLOPE, AND A REPRESENTATIVE CHANNEL SLOPE OF 1.0%. THE CHANNEL IS COMPOSED OF SAND, SILT, GRAVEL, ROCKS AND EXPOSED TREE ROOTS. THE N-VALUE ASSIGNED TO THE CHANNEL IS 0.045. AS THE CALCULATIONS SHOW, THE CHANNEL IS ADEQUATE FOR CAPACITY BUT NOT FOR VELOCITY AS THE PERMISSIBLE VELOCITY FOR THIS CHANNEL IS ESTIMATED AT 5.5 FPS PER TABLE 5-22 OF VA E&S CONTROL HANDBOOK. THE ACTUAL 2-YR VELOCITY COMPUTED FOR THE CHANNEL IS 6.0 FPS. THIS IS CONSISTENT WITH THE EROSION COMPLAINT THE COUNTY RECEIVED IN 1989 FOR THIS REACH OF STREAM BETWEEN DOCTOR CRAWL AND CHANCERY COURTS. AT SITE PLAN, MORE DETAILED SURVEY OF CHANNEL B-A WILL BE TAKEN TO CONFIRM CAPACITY AND VELOCITY CALCULATIONS. AT SITE PLAN, IF CHANNEL B-A IS INADEQUATE FOR CAPACITY AND/OR VELOCITY THEN IMPROVEMENTS WILL BE MADE TO THE CHANNEL OR ADDITIONAL ON-SITE DETENTION WILL BE CONSIDERED TO DEMONSTRATE ADEQUACY IN ACCORDANCE WITH PFM REQUIREMENTS.

Application No. SEA 82-V-02-06 State EG
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/26/11
Date of (BOX) (BZA) approval 7/26/11
Sheet 9 of 13 SHEET NO.



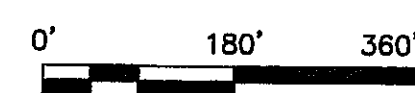
Dewberry & Davis LLC
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INOVA/
MT. VERNON HOSPITAL
SPECIAL EXCEPTION
AMENDMENT PLAT
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE



4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	
No.	DATE	BY	Description

DRAWN BY	JMC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	January 18, 2011

TITLE INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6

OUTFALL ANALYSIS

PROJECT NO. M-10779

9

9 OF 13

M-10779

STORMWATER MANAGEMENT NARRATIVE:

PEAK FLOWING - DETENTION

AN EXISTING SWM DRY POND DESIGNED UNDER SITE PLAN 9083-SP-01-F-1 (SEE SHEETS 16A/B, FOR INFORMATION ONLY.) IS CURRENTLY TREATING RUNOFF FROM THE WEST AND SOUTHWEST AREAS OF THE 25.97 ACRE HOSPITAL CAMPUS. THIS EXISTING DRY POND WILL BE RELOCATED TO THE SOUTHEAST CORNER OF THE SITE AS PART OF THE A.L.F. DEVELOPMENT. THE PROPOSED EXTENDED DETENTION DRY POND IS DESIGNED TO REPLACE THE EXISTING POND AND PROVIDE ADDITIONAL DETENTION FOR INCREASED RUNOFF CAUSED BY THE NEW A.L.F. DEVELOPMENT.

COMBINED SPILLWAY DESIGN AND ADEQUATE OUTFALL

A COMBINED SPILLWAY DESIGN IS PROPOSED FOR THIS SITE. THIS HAS BEEN NECESSARY BECAUSE AN EXISTING HOSPITAL MAINTENANCE BUILDING AND A REQUIRED TREE SAVE AREA ARE BELOW THE ELEVATION OF ADJACENT ROADWAYS. USE OF A SEPARATE EMERGENCY SPILLWAY IS THEREFORE NOT FEASIBLE. AS A RESULT THE PROPOSED POND IS ENTIRELY AN EXCAVATED IMPOUNDMENT FACILITY SURROUNDED BY STABLE EXISTING GRADES.

THE COMBINED SPILLWAY RISER AND OUTFALL PIPE HAVE BEEN DESIGNED TO ACCOMMODATE THE 100 YEAR STORM. RUNOFF IS DISCHARGED FROM SWM-1 INTO AN EXISTING 60" PIPE. AS DEMONSTRATED IN THE STORM PIPE COMPUTATIONS (SHEET C02), IT IS THE DESIGN ENGINEER'S OPINION THAT ADEQUATE OUTFALL EXISTS, AND NO ADVERSE EFFECTS DOWNSTREAM ARE EXPECTED.

OVERLAND EMERGENCY RELIEF

ALTHOUGH THE PROPOSED SWM POND IS AN EXCAVATED LOW POINT ON THIS SITE, THE SITE HAS BEEN DESIGNED TO ASSURE THAT ADEQUATE OVERLAND RELIEF IS PROVIDED. SHOULD THE ON-SITE DRAINAGE SYSTEM FAIL, THE PROPOSED GRADES WILL DIRECT RUNOFF AROUND BUILDINGS AND THROUGH THE SITE AT THE GROUND SURFACE WITHOUT FLOODING THE GROUND FLOORS OF THE PROPOSED BUILDINGS. EMERGENCY OVERLAND FLOWS WILL REMAIN WITHIN THE NATURAL DRAINAGE PATTERNS. FLOWS FROM EXTREME EVENTS (MUCH GREATER THAN F5H STORM) ARE DIRECTED INTO AND THROUGH THE POND, EXITING OVERLAND VIA A LOW POINT IN THE POND EMBANKMENT ADJACENT TO THE HOSPITAL PARKING LOT (ELEVATION 29.67).

WATER QUALITY - BMP

THE WATER QUALITY ANALYSIS IS PRESENTED IN TWO PARTS:

PART ONE: REPLACE THE EXISTING EXTENDED DETENTION DRY POND, PREVIOUSLY DESIGNED TO TREAT RUNOFF FROM A PORTION OF THE EXISTING HOSPITAL CAMPUS. THE EXISTING POND, PREVIOUSLY DESIGNED UNDER MOUNT VERNON HOSPITAL ADDITION SITE PLAN 9083-SP-01-F-1, TREATED AT THE 10% PHOSPHORUS REMOVAL RATE REQUIRED FOR REDEVELOPMENT.

PART TWO: THE A.L.F. SITE IS CONSIDERED A NEW DEVELOPMENT, THEREFORE THE REQUIRED PHOSPHORUS REMOVAL RATE IS 40% FOR THE A.L.F. AREA.

MAINTENANCE RESPONSIBILITY

THIS BMP/SWM FACILITY SHALL BE PRIVATELY MAINTAINED. A PRIVATE MAINTENANCE AGREEMENT WILL BE EXECUTED BEFORE THE FINAL APPROVAL OF THIS CONSTRUCTION PLAN.

PUBLIC SYSTEM (OFFSITE)

THE EXISTING UNCONTROLLED OFFSITE "PUBLIC" SYSTEM CARRIES RUNOFF FROM HOLLAND ROAD AND OFFSITE AREAS NORTH OF THE A.L.F. DEVELOPMENT. (SEE THE OFFSITE DRAINAGE DIVIDE MAP SHEET C03). THE EXISTING SYSTEM PASSES THROUGH THE CENTER OF THE A.L.F. SITE IN LARGE PIPES TO STRUCTURE EX 16. IN THE PROPOSED BY-PASS SYSTEM THIS PIPE IS REROUTED WITHIN THE PUBLIC RIGHT OF WAY, SOUTH ALONG HOLLAND ROAD AND EAST ALONG HINSON FARM ROAD TO EX 16.

STORMWATER MANAGEMENT COMPUTATIONS

DESIGN BASIS FOR EXISTING SWM POND WHICH IS TO BE REPLACED:

(SEE SITE PLAN 9083-SP-01-F-1)

1. TOTAL HOSPITAL CAMPUS AREA

CPRE = 25.97 AC

CPPOST = 0.02

2. AREA CONTROLLED BY POND

CPRE = 5.68 AC

CPPOST = 0.02 TO = 5.68 AC

3. AREA NOT CONTROLLED BY POND

CPRE = 20.29 AC

CPPOST = 0.02

4. AS SHOWN ON THE REFERENCED PLAN

MAX. ALLOWABLE RELEASE FOR EX. POND BASED ON ABOVE DATA:

RELEASE RATES SHOWN BY ROUTING COMPUTATIONS:

2 YEARS 10 YEARS

15.25 CFS 25.25 CFS

8.65 CFS 16.25 CFS

DESIGN BASIS FOR PROPOSED REPLACEMENT POND:

1. TOTAL HOSPITAL CAMPUS AREA

CPRE = 25.97 AC

CPPOST = 0.02

2. AREA CONTROLLED BY POND

CPRE = 3.28 AC (NO OFF-SITE AREA IS TREATED IN THIS POND)

CPPOST = 0.02 TO = 3.28 AC

3. AREA NOT CONTROLLED BY POND

CPRE = 16.67 AC

CPPOST = 0.02

4. MAXIMUM ALLOWABLE RELEASE RATES FROM PROPOSED POND (C.M.R.)

Q PRE TO POND - Q UNCONTROLLED INCREASE = Q.M.R.

2 YR: (0.525 CFS/INCH/1000 AC) - (0.01 CFS/INCH/1000 AC) = 0.515 CFS/INCH

10 YR: (0.525 CFS/INCH/1000 AC) - (0.01 CFS/INCH/1000 AC) = 0.515 CFS/INCH

25.25 CFS - 16.25 CFS = 9.00 CFS

25.25 CFS - 16.25 CFS = 9.00 CFS

5. OUTFLOW RELEASE RATE FROM PROPOSED POND:

BASED ON THE COMPUTED STORMWATER ROUTINGS (SEE SHEET C02) THE OUTFLOW RELEASE RATES ARE AS FOLLOWS:

2 YR: RELEASE 12.49 CFS ELEVATION 29.79

10 YR: RELEASE 20.14 CFS ELEVATION 29.79

THESE RATES ARE BELOW THE MAXIMUM ALLOWABLE RELEASE RATE SHOWN ABOVE, THEREFORE, THE STORMWATER MANAGEMENT REQUIREMENT FOR THIS SITE HAS BEEN MET.

6. 100 YEAR STORM

A. RUNOFF FACTORS: BASED ON PERMITS 46.8

SDP = 100 YEAR STORM = 1.25" CA

PERMITS 46.8

B. BELOW RATE TO PROPOSED POND:

Q SDP = 1.25" CA * 0.44 INCH * 0.50 AC = 0.275 CFS

Q PERMITS 46.8 * 0.44 INCH * 0.50 AC = 0.275 CFS

C. OUTFLOW RELEASE RATE FROM PROPOSED POND:

THE 100 YEAR STORM PASSES THROUGH THE PROPOSED POND CONTROL

STRUCTURE BEFORE REACHING THE ELEVATION OF THE OVERLAND RELIEF SWALE.

BASED ON THE COMPUTED STORMWATER ROUTING, THE RELEASE RATE OF

THE 100 YEAR STORM IS 16.25 CFS AT ELEVATION 29.79. THIS RESULTS

45 FEET OF FREEBOARD AT THE OVERLAND RELIEF ELEVATION.

PHOSPHORUS REMOVAL CALCULATIONS

PART 1: MOUNT VERNON HOSPITAL CAMPUS

(REDEVELOPMENT FORMULA)
THE EXISTING EXTENDED DETENTION DRY POND
TWO REDESIGNED UNDER PLAN 9083-SP-01-F-1 (APPROVED 11-25-98).
THE EXISTING POND PHOSPHORUS REMOVAL REQUIREMENT
IS BASED ON THE REDEVELOPMENT FORMULA.

PART 1: LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	"C" FACTOR	ACRES
PAVEMENT	0.50	7.57
ROOF	0.60	3.00
GRASS AND UNDISTURBED AREAS	0.30	11.25

PART 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	21.83	"C" FACTOR	0.50	X ACRES	7.57	= PRODUCT	6.81
(B) SUBAREA DESIGNATION			0.60		3.00		2.70
PAVEMENT			0.30		11.25		3.38
ROOF							
GRASS AND UNDISTURBED AREAS							
WEIGHTED "C" FACTOR =							0.59

AREA FROM HOSPITAL CAMPUS TO DRY POND: 4.89 ACRES AT C = 0.75

PART 3: COMPUTE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUB AREA	BMP TYPE	ACRES	"C" FACTOR	% REMOVAL EFFICIENCY	AREA RATIO	"C" FACTOR RATIO	PRODUCT
AREA TO POND	DRY POND	4.89	0.75	40	0.219	1.27	10.92
AREA FROM CAMPUS							
TOTAL SITE PHOSPHORUS REMOVAL =							10.92

DETERMINE THE STORAGE REQUIRED FOR THE "HOSPITAL" PORTION OF THE PROPOSED A.L.F. BMP FACILITY:

EXTENDED DETENTION DRY POND

$[(4375 * C) - 875] = [(4375 * 0.75) - 875] = 2406 \text{ CF/AC}$

$4.89 \text{ AC} * 2406 \text{ CF/AC} = 11,784 \text{ CF}$

11,784 CF + 5,921 CF = 17,705 CF TOTAL

48 HOUR DRAWDOWN: SEE COMPUTATIONS, SHEET C02.

PART 2: ASSISTED LIVING FACILITY SITE

(NEW DEVELOPMENT FORMULA)

PART 1: LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	"C" FACTOR	ACRES
PAVEMENT	0.50	1.39
ROOF	0.60	0.79
GRASS	0.30	1.60
OPEN SPACE	0.30	0.35

PART 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	4.14	"C" FACTOR	0.50	X ACRES	1.39	= PRODUCT	1.23
(B) SUBAREA DESIGNATION			0.60		0.79		0.71
PAVEMENT			0.30		1.60		0.48
ROOF			0.30		0.35		0.11
GRASS							
OPEN SPACE							
WEIGHTED "C" FACTOR =							0.62

PART 3: COMPUTE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

BMP TYPE	ACRES	"C" FACTOR	% REMOVAL EFFICIENCY	AREA RATIO	"C" FACTOR RATIO	PRODUCT
1 DRY POND	3.58	0.58	40	0.56/4.14	0.58/0.62	32.18
2 OPEN SPACE	0.35	0.30	100	0.35/4.14	0.30/0.62	8.70
TOTAL SITE PHOSPHORUS REMOVAL =						40.88

DETERMINE THE STORAGE REQUIRED FOR THE "A.L.F." PORTION OF THE PROPOSED A.L.F. BMP FACILITY:

EXTENDED DETENTION DRY POND

$[(4375 * C) - 875] = [(4375 * 0.58) - 875] = 1,663 \text{ CF}$

$3.58 \text{ AC} * 1,663 \text{ CF/AC} = 5,921 \text{ CF}$

11,784 CF + 5,921 CF = 17,705 CF TOTAL

48 HOUR DRAWDOWN: SEE COMPUTATIONS, SHEET C02.

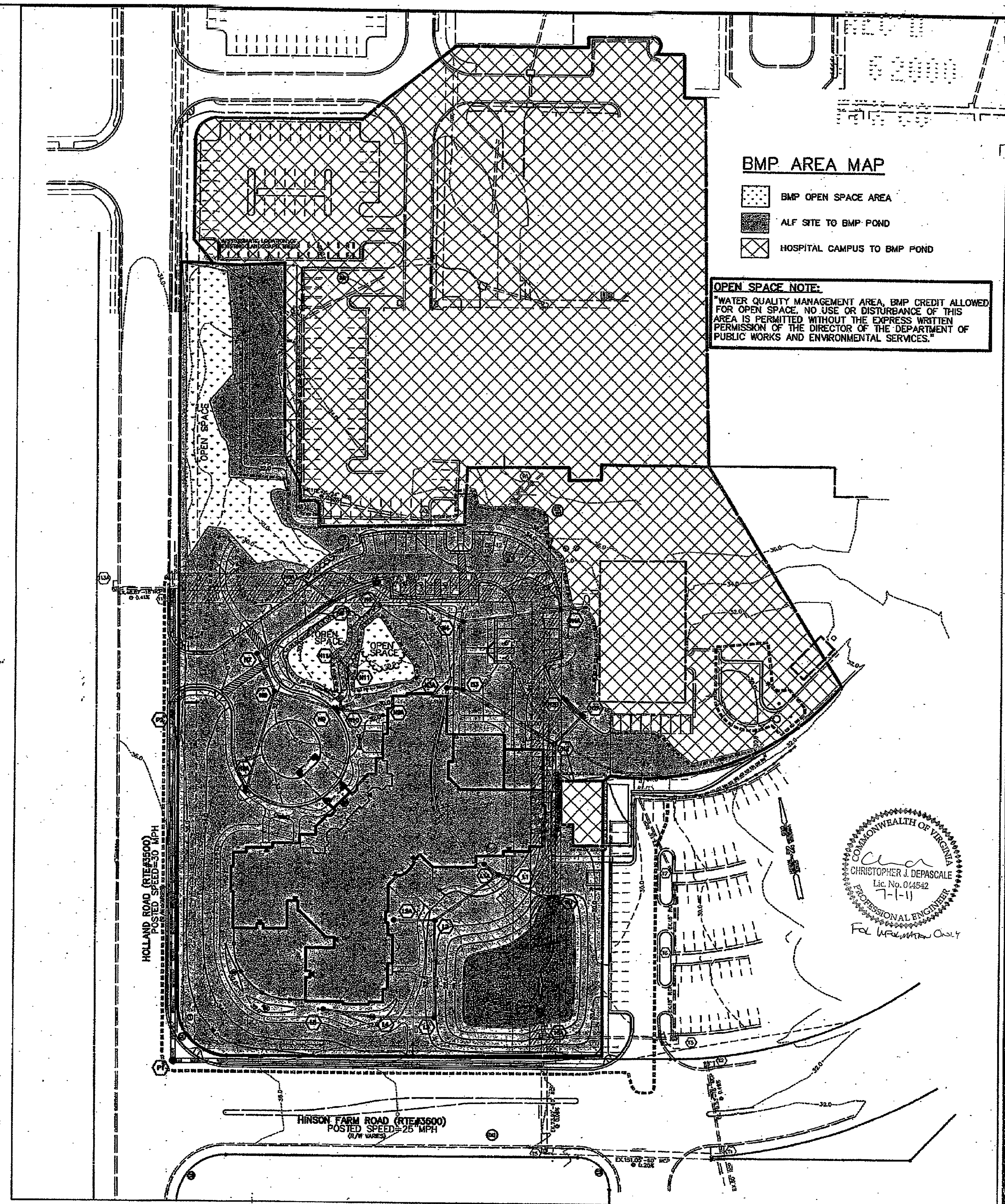
THEREFORE, THE TOTAL STORAGE REQUIRED FOR THE SHARED PROPOSED A.L.F. BMP FACILITY IS THE SUM OF THE ABOVE:

11,784 CF + 5,921 CF = 17,705 CF TOTAL

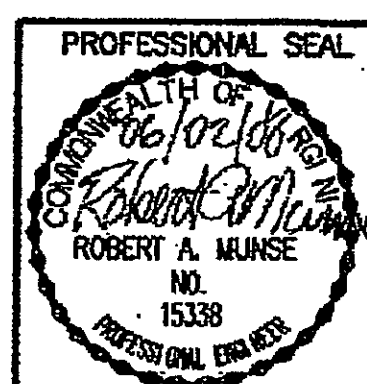
48 HOUR DRAWDOWN: SEE COMPUTATIONS, SHEET C02.

FOR INFORMATION ONLY.

THE ONSITE STORM SEWER AND STORM WATER MANAGEMENT FACILITY SHALL BE PRIVATELY OWNED AND MAINTAINED.



NO.	DESCRIPTION	DATE	REV'D	REV'D	APPROVED	DATE



PROJECT
**MOUNT VERNON HOSPITAL
ASSISTED LIVING FACILITY**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VA.

TITLE
**STORMWATER MANAGEMENT
DETAILS, BMP COMPUTATIONS
AND NARRATIVES**

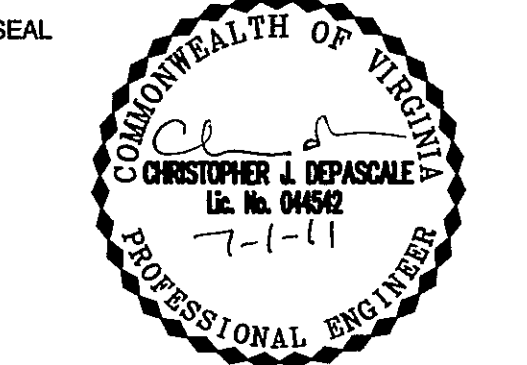
PHR&A
Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1678
703-448-0700

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.

DESIGN	MDK	SURVEY	PHR&A
DRAWN	CTN	DATE	NOVEMBER, 1999
CHECKED	CTN	SCALE	1" = 50'
SHEET 10 OF 13		M-10779	

Application No. SEP 89-V-012-06 Staff EG
APPROVED SEP 89 SP PLAN
SEE DEV CONDS DATED 7/26/99
Date of (BOS) (BZA) approval 7/26/99
Sheet 10 of 13

**INOVA/
MT. VERNON HOSPITAL
SPECIAL EXCEPTION
AMENDMENT PLAT
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA**



KEY PLAN FOR WORKSHEET ONLY

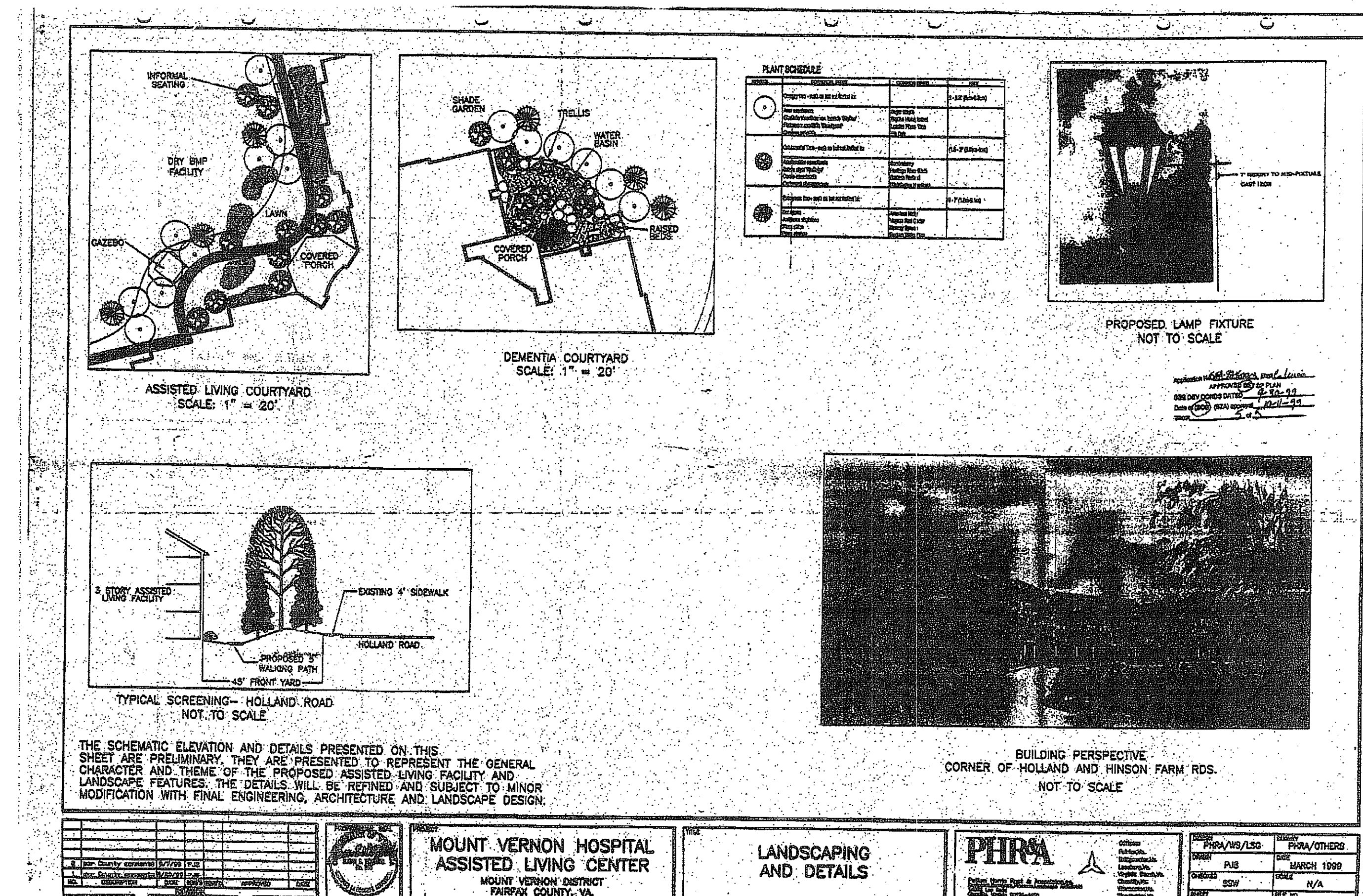
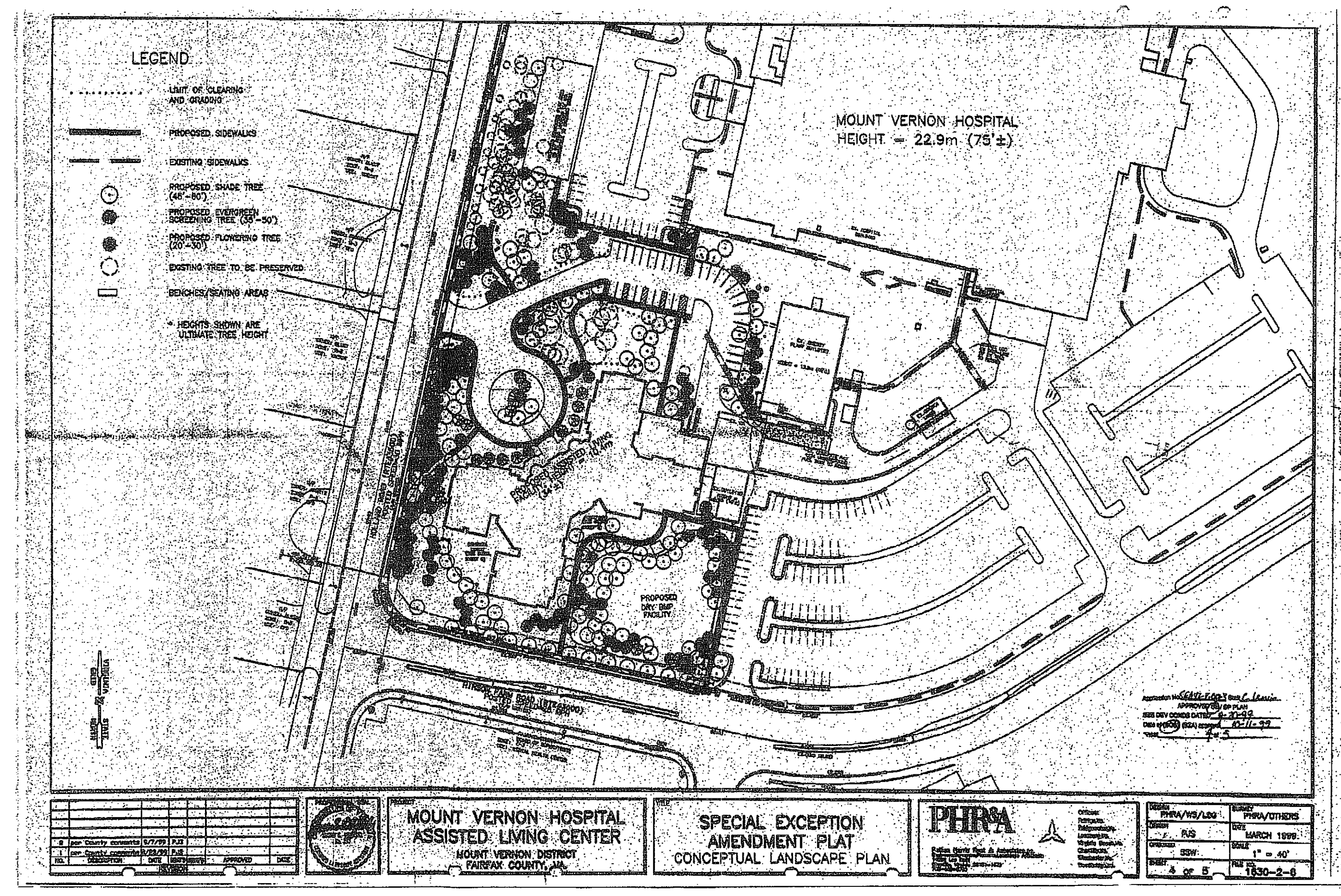
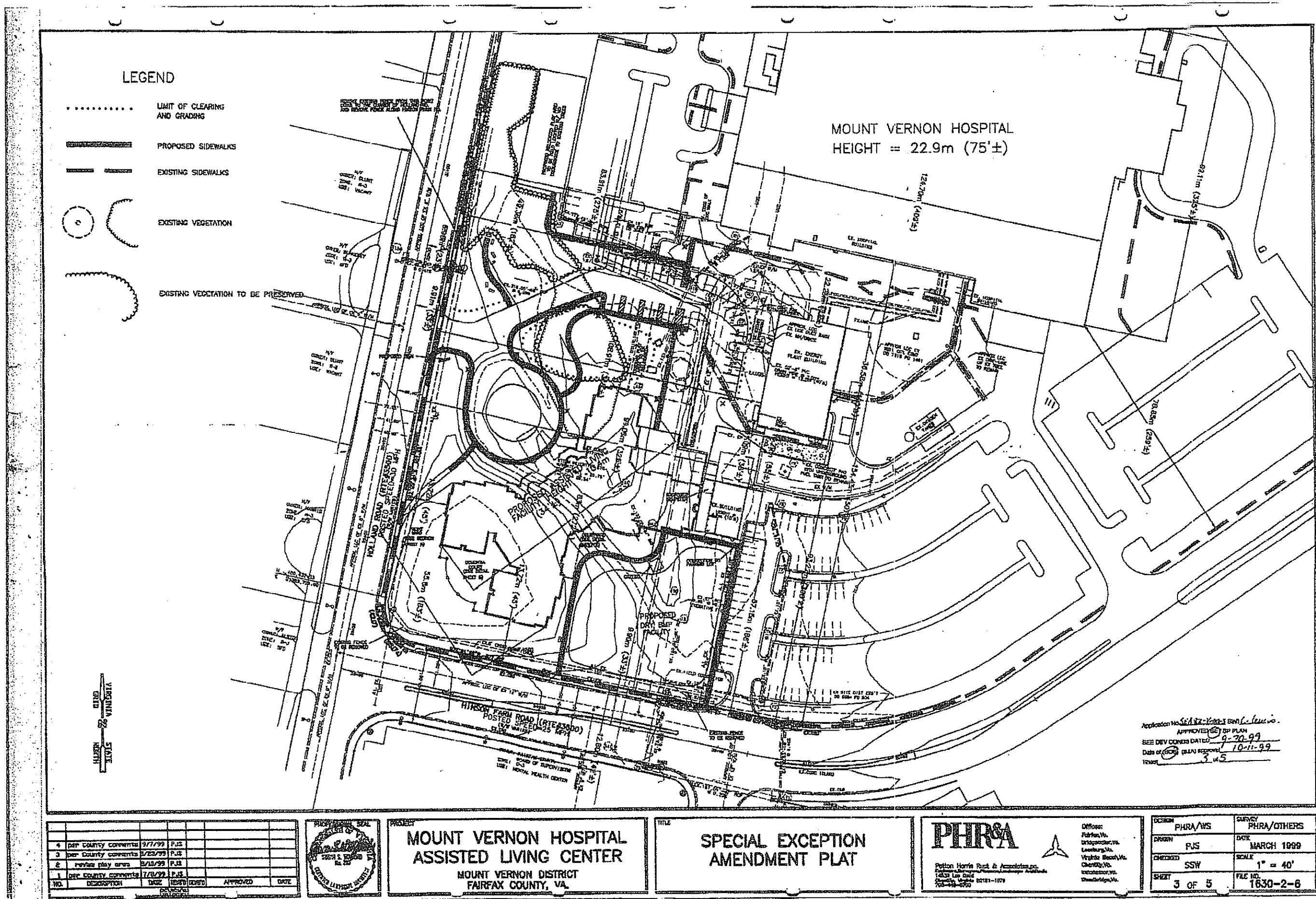
SCALE

No.	DATE	BY	Description
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3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	

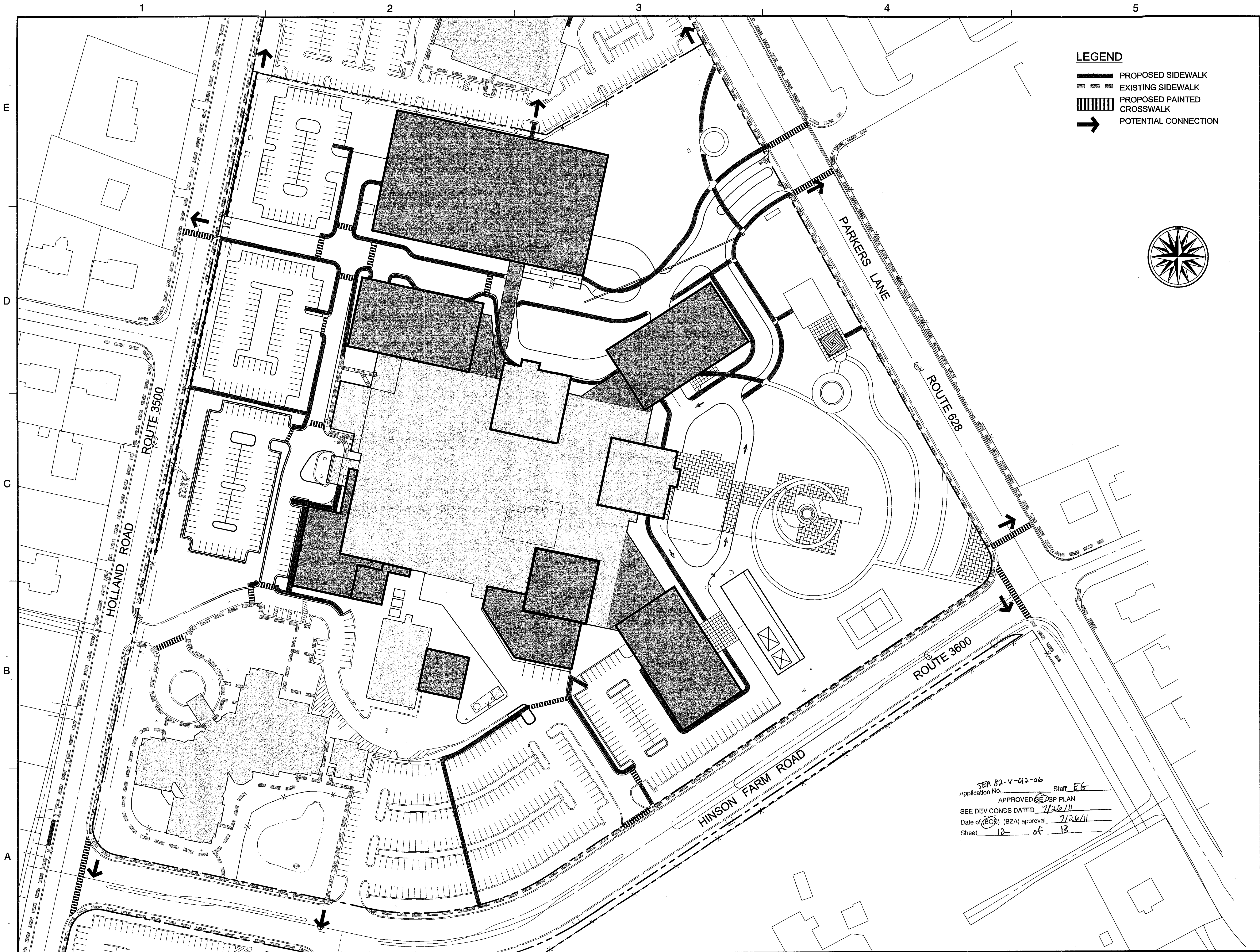
REVISIONS
DRAWN BY JMC
APPROVED BY PGY
CHECKED BY PGY
DATE January 18, 2011

TITLE **INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6**

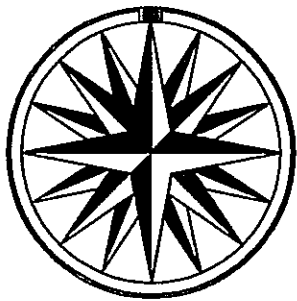
PROJECT NO. **M-10779**



**NOTE: THESE SHEETS
WERE PREVIOUSLY
APPROVED WITH SEA
82-V-012-3**



- LEGEND**
- PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED PAINTED CROSSWALK
 - POTENTIAL CONNECTION



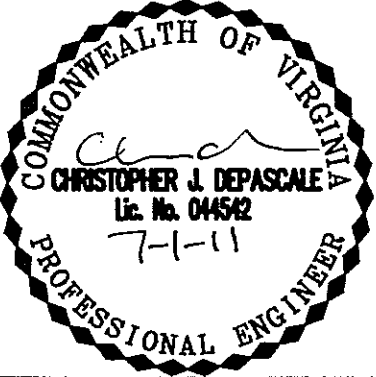
SEA 82-V-012-06
Application No. _____ Staff EG
APPROVED EG SP PLAN
SEE DEV CONDS DATED 7/26/11
Date of (BOs) (BZA) approval 7/26/11
Sheet 12 of 13



Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

INOVA/
MT. VERNON HOSPITAL
SPECIAL EXCEPTION
AMENDMENT PLAT
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE



4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	
No.	DATE	BY	Description

REVISIONS

DRAWN BY	JMC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	January 18, 2011

TITLE
INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6
PEDESTRIAN
CIRCULATION

PROJECT NO. M-10779

12

SHEET NO. 12 OF 13

M-10779

1

2

3

4

5



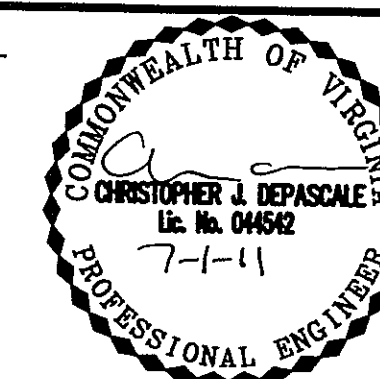
Dewberry & Davis LLC

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INOVA/
MT. VERNON HOSPITAL
SPECIAL EXCEPTION
AMENDMENT PLAT

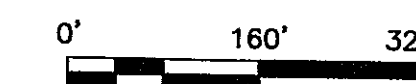
SEA 82-V-012-6
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE



No.	DATE	BY	Description
4	7/1/11	ARC	
3	5/25/11	JMC	
2	5/2/11	JMC	
1	2/22/11	JMC	

REVISIONS

DRAWN BY	JMC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	January 18, 2011

TITLE
INOVA/
MT. VERNON HOSPITAL
SEA 82-V-012-6

PHASING

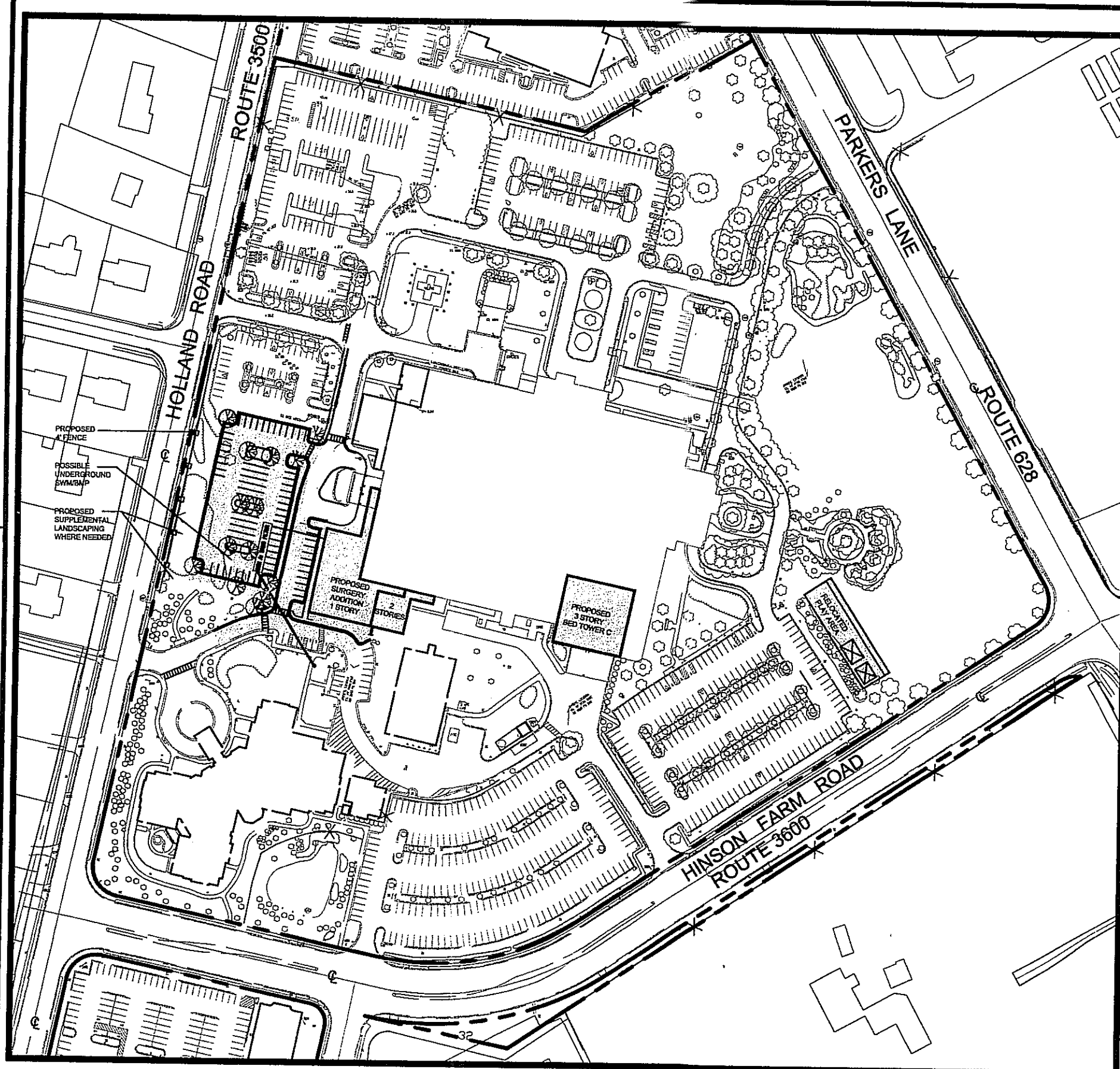
PROJECT NO. M-10779

13

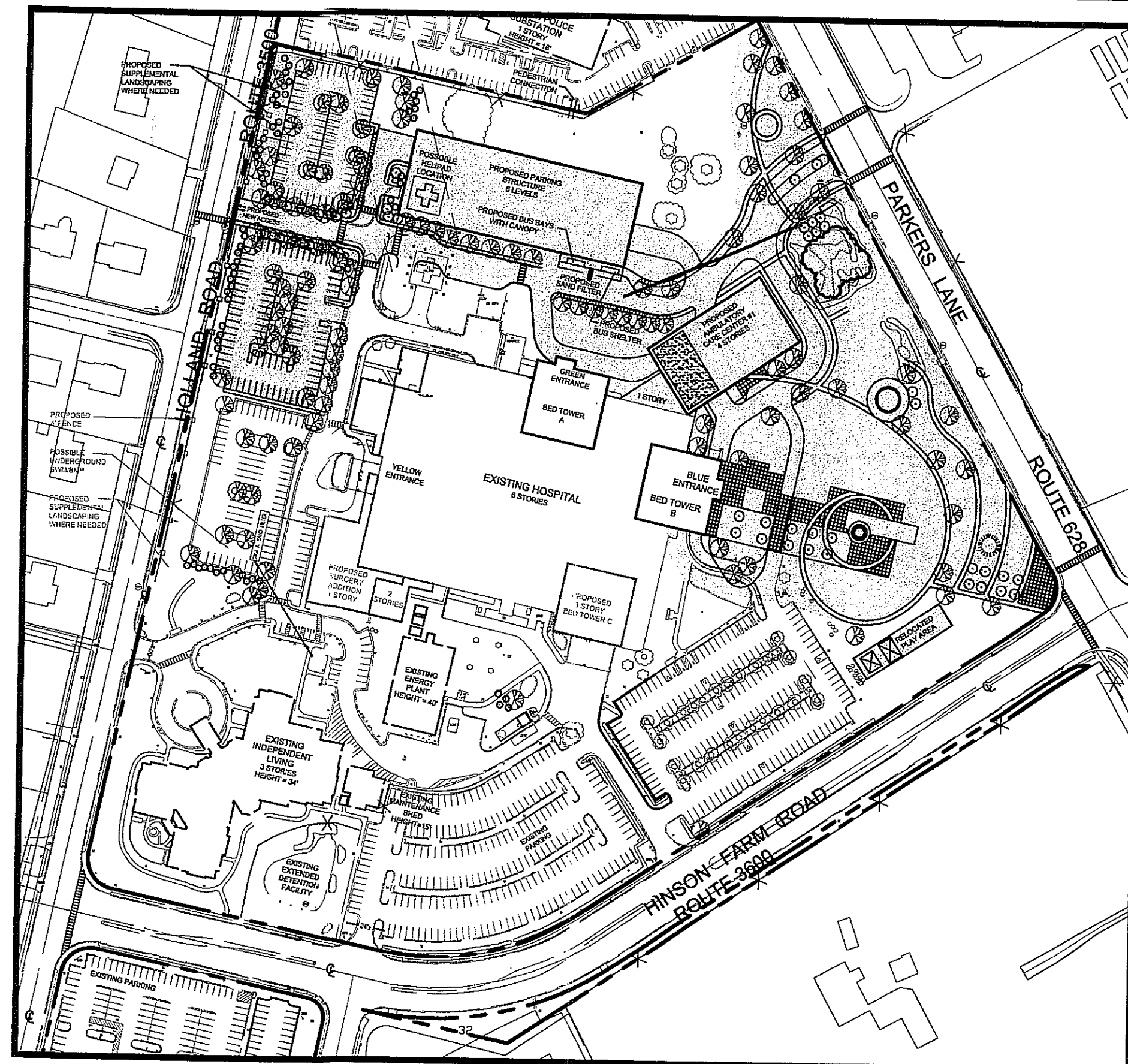
SHEET NO.

13 OF 13

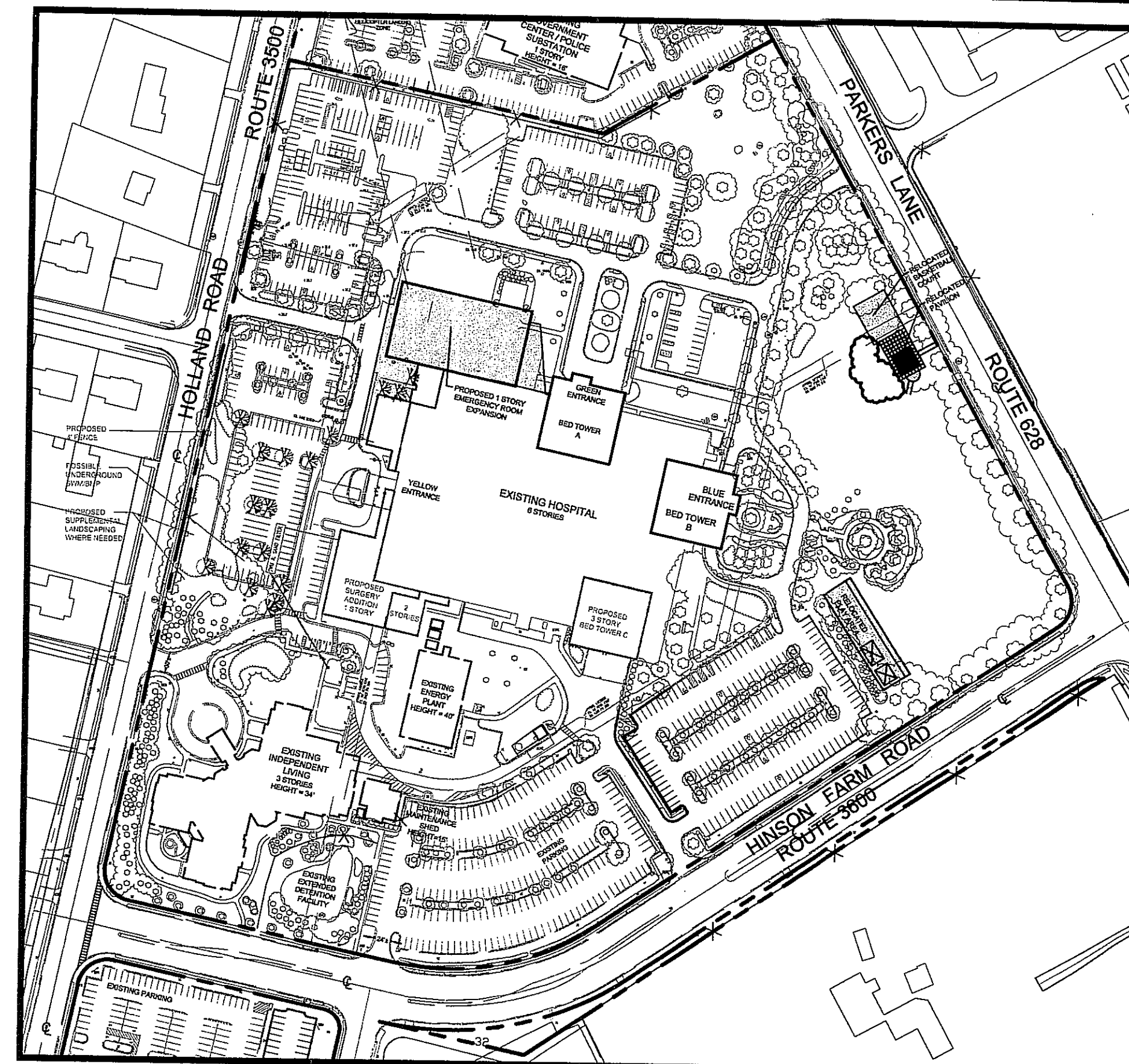
M-10779



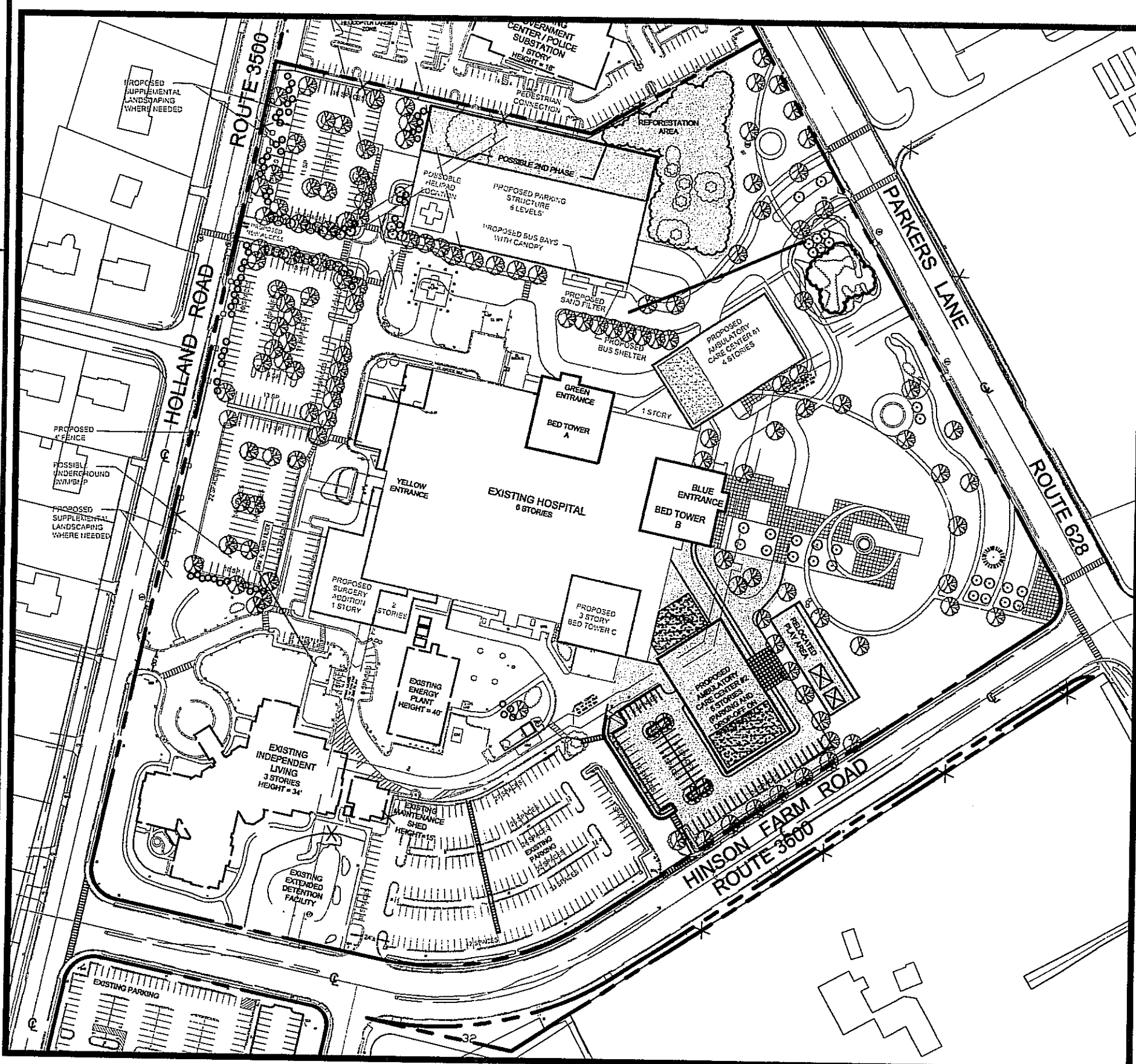
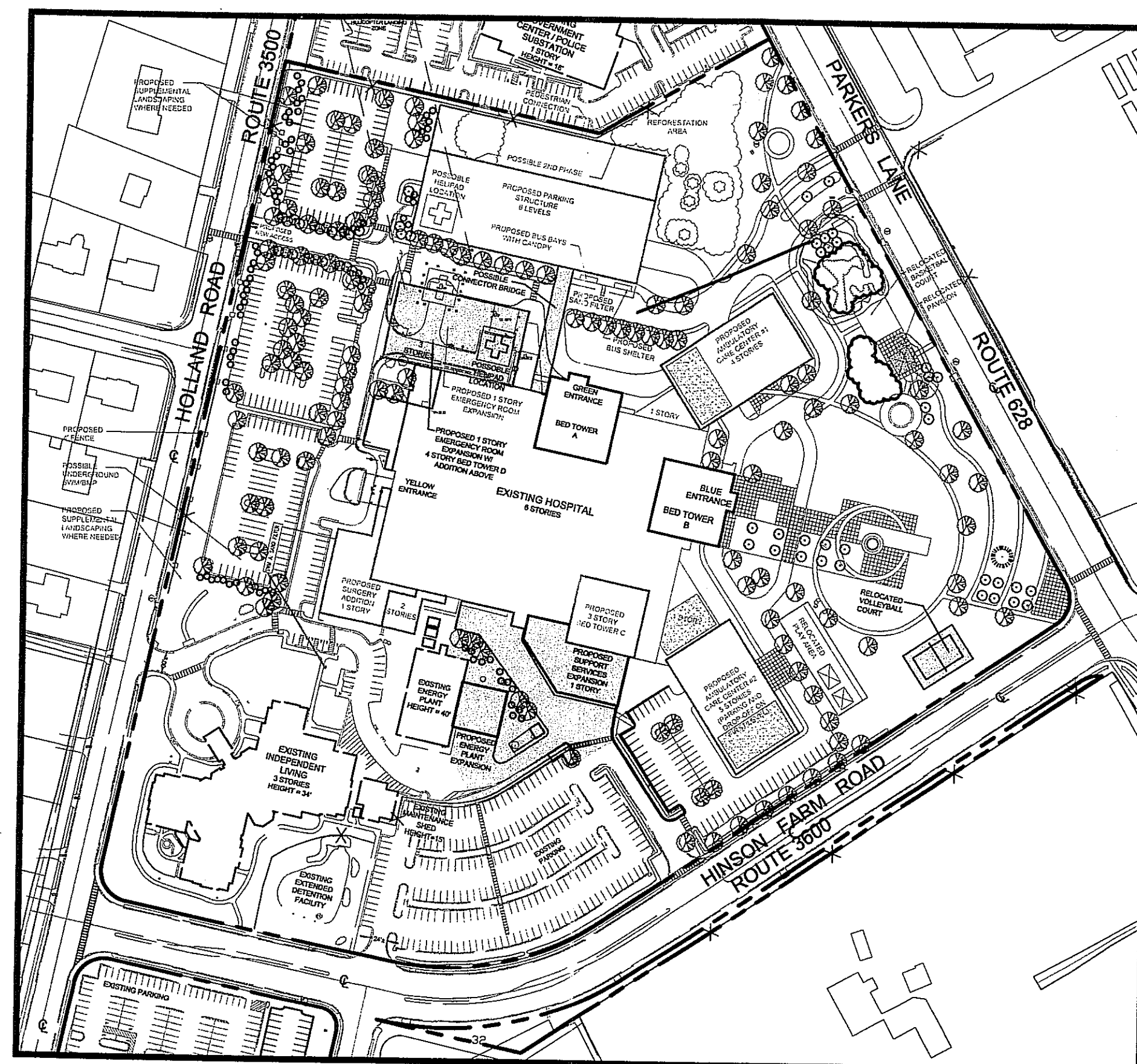
PHASING - OR EXPANSION / BED TOWER C - PHASE 1



PHASING - ACC-NORTH



PHASING - EMERGENCY ROOM EXPANSION

PHASING - ACC-SOUTH
(ASSUMING ACC-NORTH ALREADY BUILT)

PHASING - BED TOWER D AND PLANT EXPANSION

